



Asset Detail Report

by Asset Name

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: ALUMNI COLISEUM
Asset Number: 0111

STATISTICS

FCI Requirements Cost:	0	FCI:	0.32
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Current Replacement Value	35,178,039	Address 1	-
Size	154,243 SF	Address 2	-
Year Constructed	1963	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Hastern, Louis & Henry Architects
Ownership	Client Owned	Historical Category	None
Floors	2	Construction Type	IBC - Type 4HT
Type	Building	Use	Recreation and Sport
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

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ASSET DESCRIPTION

GENERAL: The Alumni Coliseum, Building 0111, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The two [2] floor high roof, clear-span building was originally constructed in approximately 1963. The building contains approximately 154,243 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-4 and the primary construction type would be classified as Type 4HT, Unsprinklered.

USES: The building houses the university basketball arena, spectator concourses, practice courts, athletics offices, training spaces, natatorium, locker rooms and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	39,608
A-Substructure	Foundation Wall and Footings 12' - Full Basement	99,511
A-Substructure	Grade Beams - Large	2,241,818
A-Substructure	Structural Slab on Grade - Light Industrial	648,561
B10-Superstructure	Multi Floor Superstructure - High Cost	4,377,787
B10-Superstructure	Single Story Superstructure - High Cost	1,923,472
B2010-Exterior Walls	Brick Walls	696,787
B2010-Exterior Walls	Concrete Walls	193,097
B2020-Exterior Windows	Aluminum Windows	13,435
B2030-Exterior Doors	Door Assembly 2 - High Cost	881,015
B2030-Exterior Doors	Door Assembly 5 - Average	183,111
B30-Roofing	Adhered Membrane Single Ply	439,141
B30-Roofing	Gutters and Downspouts - Maximum	78,160
C1010-Partitions	CMU Block Walls - Plain	903,364
C1010-Partitions	CMU Walls - Glazed 1 Side	364,608
C1010-Partitions	GWB Walls - Standard	74,807
C1010-Partitions	Windows/Storefront Partitions - Average	795
C1020-Interior Doors	Swinging Doors - Average	82,095
C1020-Interior Doors	Swinging Doors - High End	149,800
C1030-Fittings	Restroom Accessories - Average	157,352
C1030-Fittings	Toilet Partitions - Average	257,338
C3010-Wall Finishes	Epoxy Finish - Maximum	43,286
C3010-Wall Finishes	Painted Finish - Average	147,658
C3020-Floor Finishes	Carpeting 3 - Average	175,459
C3020-Floor Finishes	Ceramic Tile - Average	276,449
C3020-Floor Finishes	Terrazzo - Standard	424,590
C3020-Floor Finishes	VCT 4 - Average	96,693
C3020-Floor Finishes	Wood Flooring - Premium	142,572
C3030-Ceiling Finishes	ACT System - Standard	195,258
C3030-Ceiling Finishes	GWB Taped and Finished	22,608
D10-Conveying	Hydraulic Freight/Passenger Elev.	104,489
D20-Plumbing	Sanitary Waste System	219,514
D2010-Plumbing Fixtures	Drinking Fountains	27,572

All costs in USD.

System	System Name	Cost
D2010-Plumbing Fixtures	Restroom Fixtures	228,645
D2020-Domestic Water Distribution	Domestic Water Dist Complete	348,200
D2090-Other Plumbing Systems	Pool Filter and Treatment Equipment	91,465
D2090-Other Plumbing Systems	Swimming Pool Water Heater - Gas Fired	26,443
D3030-Cooling Generating Systems	Chiller - Air Cooled	825,988
D3040-Distribution Systems	Air Constant Volume System	1,354,968
D3040-Distribution Systems	Exhaust - General Building	139,712
D3040-Distribution Systems	Heat Generation - Central Steam Supply	51,291
D3050-Terminal and Package Units	Split System Air Conditioning System - Air Cooled	24,592
D3060-Controls and Instrumentation	HVAC Controls	442,071
D40-Fire Protection	Fire Extinguishers	5,040
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	1,384,256
D5010-Electrical Service and Distribution	Feeder for Heavy Service	523,682
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	93,120
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	725,927
D5030-Communications and Security	Clock System for Large Building	684,295
D5030-Communications and Security	Fire Alarm System - High Density	723,225
D5030-Communications and Security	LAN System - Economy	306,512
D5030-Communications and Security	Public Address System - High End	271,862
D5030-Communications and Security	Security System - Average	299,334
D5030-Communications and Security	Telephone System - Average Density	333,165
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	85,322
D5092-Emergency Light and Power Systems	Exit Signs - High Density	106,530
D5092-Emergency Light and Power Systems	UPS System - Light Capacity	87,351
E-Equipment and Furnishings	Fixed Seating - Average	1,441,440
E-Equipment and Furnishings	Food Service Counters - High End	47,486
E-Equipment and Furnishings	Locker Room Equipment - Average	559,717
E-Equipment and Furnishings	Office Equipment- Medium	166,584
Subtotal		27,060,033

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	6,765,007
Site Remediation (+ 5%)	1,353,001
Subtotal	8,118,008

All costs in USD.

Description	Cost
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Total Replacement Value	35,178,041

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Wood Flooring - Premium	2021	178,200
C1010-Partitions	Windows/Storefront Partitions - Average	2021	994
C3020-Floor Finishes	VCT 4 - Average	2011	120,822
D5092-Emergency Light and Power Systems	UPS System - Light Capacity	2007	109,898
		2017	109,898
C1030-Fittings	Toilet Partitions - Average	2011	321,982
C3020-Floor Finishes	Terrazzo - Standard	2021	530,633
D5030-Communications and Security	Telephone System - Average Density	2007	353,988
		2017	353,988
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	2007	115,682
C1020-Interior Doors	Swinging Doors - High End	2021	121,713
C1020-Interior Doors	Swinging Doors - Average	2021	66,702
D2090-Other Plumbing Systems	Swimming Pool Water Heater - Gas Fired	2007	33,000
		2017	33,000
D3050-Terminal and Package Units	Split System Air Conditioning System - Air Cooled	2017	30,750
D5030-Communications and Security	Security System - Average	2007	374,039
		2017	374,039
D20-Plumbing	Sanitary Waste System	2009	246,403
D2010-Plumbing Fixtures	Restroom Fixtures	2008	285,350
C1030-Fittings	Restroom Accessories - Average	2011	196,660
D5030-Communications and Security	Public Address System - High End	2007	339,335
		2022	339,335
D2090-Other Plumbing Systems	Pool Filter and Treatment Equipment	2007	114,331
C3010-Wall Finishes	Painted Finish - Average	2011	183,719
		2021	183,719
E-Equipment and Furnishings	Locker Room Equipment - Average	2011	699,878
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	2007	908,106
D5030-Communications and Security	LAN System - Economy	2007	326,128
		2022	326,128
D10-Conveying	Hydraulic Freight/Passenger Elev.	2008	130,611
D3060-Controls and Instrumentation	HVAC Controls	2009	553,347
D3040-Distribution Systems	Heat Generation - Central Steam Supply	2007	64,313

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3030-Ceiling Finishes	GWB Taped and Finished	2011	14,125
B30-Roofing	Gutters and Downspouts - Maximum	2016	98,330
E-Equipment and Furnishings	Food Service Counters - High End	2011	59,357
E-Equipment and Furnishings	Fixed Seating - Average	2011	900,900
D40-Fire Protection	Fire Extinguishers	2021	5,784
D5030-Communications and Security	Fire Alarm System - High Density	2007	904,250
		2017	904,250
D5092-Emergency Light and Power Systems	Exit Signs - High Density	2007	133,035
		2017	133,035
D3040-Distribution Systems	Exhaust - General Building	2011	157,906
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	106,042
		2017	106,042
D2010-Plumbing Fixtures	Drinking Fountains	2015	34,705
B2030-Exterior Doors	Door Assembly 5 - Average	2011	228,889
B2030-Exterior Doors	Door Assembly 2 - High Cost	2011	1,101,268
D2020-Domestic Water Distribution	Domestic Water Dist Complete	2007	392,163
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	2007	1,729,450
C1010-Partitions	CMU Walls - Glazed 1 Side	2021	227,850
C1010-Partitions	CMU Block Walls - Plain	2021	564,413
D5030-Communications and Security	Clock System for Large Building	2007	856,049
		2017	856,049
D3030-Cooling Generating Systems	Chiller - Air Cooled	2017	1,033,428
C3020-Floor Finishes	Ceramic Tile - Average	2011	345,600
C3020-Floor Finishes	Carpeting 3 - Average	2011	219,318
		2021	219,318
B2020-Exterior Windows	Aluminum Windows	2011	16,794
D3040-Distribution Systems	Air Constant Volume System	2013	1,523,535
B30-Roofing	Adhered Membrane Single Ply	2016	548,520
C3030-Ceiling Finishes	ACT System - Standard	2011	244,004

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: ASHLAND FIRE SCIENCE BLDG.
Asset Number: 0126

STATISTICS

FCI Requirements Cost:	0	FCI:	0.12
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Current Replacement Value	1,888,434	Address 1	-
Size	10,304 SF	Address 2	-
Year Constructed	1995	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	N/A
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	Education/Support & Research
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	2. Remodeling A	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Ashland Fire Science Building, Building 0126, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The one [1] story building was originally constructed in approximately 1995. The building contains approximately 10,304 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2B, Sprinklered.

USES: The building houses university fire school classroom areas, testing laboratories, fire engine garage bays and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	15,105
A-Substructure	Structural Slab on Grade - Light Industrial	86,653
B10-Superstructure	Single Story Superstructure - Average	106,535
B2010-Exterior Walls	CMU Block Walls	79,738
B2020-Exterior Windows	Aluminum Windows	149,712
B2020-Exterior Windows	Curtain Wall System - Standard	34,130
B2030-Exterior Doors	Door Assembly 2 - High Cost	41,953
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B2030-Exterior Doors	Door Assembly 5 - Average	57,222
B30-Roofing	BUR (Built up Roofing)	75,526
B30-Roofing	Gutters and Downspouts - Average	3,807
C1010-Partitions	CMU Block Walls - Plain	34,076
C1010-Partitions	GWB Walls - Standard	44,015
C1010-Partitions	Windows/Storefront Partitions - Average	11,930
C1020-Interior Doors	Swinging Doors - Average	57,010
C1030-Fittings	Restroom Accessories - Average	10,512
C1030-Fittings	Toilet Partitions - Average	17,191
C20-Stairs	Stairs - Economy	4,831
C3010-Wall Finishes	Ceramic Tiles - Average	11,609
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	21,100
C3010-Wall Finishes	Painted Finish - Average	20,281
C3020-Floor Finishes	Ceramic Tile - Average	9,848
C3020-Floor Finishes	VCT 4 - Average	23,099
C3030-Ceiling Finishes	ACT System - Standard	39,222
D20-Plumbing	Sanitary Waste System	35,794
D2010-Plumbing Fixtures	Drinking Fountains	1,842
D2010-Plumbing Fixtures	Emergency Eyewash and Shower	813
D2010-Plumbing Fixtures	Restroom Fixtures	15,274
D2020-Domestic Water Distribution	Domestic Water Dist Complete	20,288
D3040-Distribution Systems	Exhaust - General Building	9,333
D3050-Terminal and Package Units	Heat Pump - Water Source	89,894
D3060-Controls and Instrumentation	HVAC Controls - Electric	16,827
D40-Fire Protection	Fire Extinguishers	337
D40-Fire Protection	Wet Sprinkler System wo/Pump	39,546

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Distribution System - Light Duty	42,378
D5010-Electrical Service and Distribution	Feeder for Average Service	13,689
D5010-Electrical Service and Distribution	Switchgear - Average Duty	4,355
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	35,810
D5030-Communications and Security	Clock System for Small Building	28,652
D5030-Communications and Security	Fire Alarm System - Average Density	35,466
D5030-Communications and Security	LAN System - Economy	20,476
D5030-Communications and Security	Public Address System - Light Density	11,568
D5030-Communications and Security	Security System - Light Density	9,342
D5030-Communications and Security	Telephone System - Light Density	14,838
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	5,700
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2,911
E-Equipment and Furnishings	Kitchen Cabinets - Average	3,020
Subtotal		1,452,641

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	363,160
Site Remediation (+ 5%)	72,632
Subtotal	435,792

Total Replacement Value 1,888,433

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2010	28,863
D5030-Communications and Security	Telephone System - Light Density	2007	15,765
		2017	15,765
D5030-Communications and Security	Security System - Light Density	2007	11,721
		2017	11,721
C1030-Fittings	Restroom Accessories - Average	2020	13,138
D5030-Communications and Security	Public Address System - Light Density	2010	14,426
C3010-Wall Finishes	Painted Finish - Average	2020	25,233
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	2010	26,431
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2015	44,822
D5030-Communications and Security	LAN System - Economy	2010	21,787
E-Equipment and Furnishings	Kitchen Cabinets - Average	2015	3,775
D3060-Controls and Instrumentation	HVAC Controls - Electric	2015	20,994
D3050-Terminal and Package Units	Heat Pump - Water Source	2016	112,314
D5030-Communications and Security	Fire Alarm System - Average Density	2007	44,307
		2017	44,307
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2007	3,606
		2017	3,606
D3040-Distribution Systems	Exhaust - General Building	2020	10,549
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	7,084
		2017	7,084
D2010-Plumbing Fixtures	Drinking Fountains	2018	2,318
D5030-Communications and Security	Clock System for Small Building	2007	35,806
		2017	35,806
C3010-Wall Finishes	Ceramic Tiles - Average	2020	14,513
C3020-Floor Finishes	Ceramic Tile - Average	2020	12,312
B30-Roofing	BUR (Built up Roofing)	2015	94,410
C3030-Ceiling Finishes	ACT System - Standard	2010	49,013

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: AULT
Asset Number: 0208

STATISTICS

FCI Requirements Cost:	0	FCI:	0.35
Current Replacement Value	6,822,901	Address 1	-
Size	34,007 SF	Address 2	-
Year Constructed	1962	City	Richmond
Year Renovated	1973	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Watkins, Burrows, and Mills, Architects
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 2B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Ault Building, building #0208, is located on the campus of Eastern Kentucky University, Richmond, KY 40475, and is named for William A. Ault, Superintendent of Buildings and Grounds for 35 years. Originally a service building housing EKU's facilities departments, in 1968 it was converted to classroom and workshop spaces and now, along with the Fitzpatrick and Gibson Buildings, forms the Whalin Technology Complex, home to the Department of Technology and the Eastern Kentucky Technology Center.

Completed in 1962, the approximately 34,000 square foot, three story building appears to be type 2B construction, with a cast-in-place concrete foundation, frame, and floor slabs, exterior walls of red and buff brick with CMU back-up, and limestone sills. Windows throughout are single glazed painted steel frame hopper type units, and the roof is modified bitumen with a granular topcoat. There is one elevator and all floors can be accessed from the adjacent Gibson building.

All costs in USD.

Interior finishes are typically painted CMU walls, acoustical tile ceilings or exposed deck, with vinyl tile or exposed concrete floors.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2B, based on field observations.

USES: The building houses classrooms and workshops.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	528,023
A-Substructure	Structural Slab on Grade	71,823
B10-Superstructure	Multi Floor Superstructure	965,200
B2010-Exterior Walls	Brick Walls	238,810
B2020-Exterior Windows	Steel Windows	219,931
B2030-Exterior Doors	Door Assembly	104,883
B30-Roofing	Modified Bitumen Roofing	83,088
C1010-Partitions	CMU Block Walls	207,130
C1010-Partitions	CMU Walls - Glazed 1 Side	189,095
C1020-Interior Doors	Swinging Doors	136,825
C1030-Fittings	Restroom Accessories	34,692
C1030-Fittings	Toilet Partitions	56,737
C20-Stairs	Stairs	60,725
C3010-Wall Finishes	Painted Finish	29,382
C3020-Floor Finishes	Ceramic Tile	31,676
C3020-Floor Finishes	Terrazzo	30,684
C3020-Floor Finishes	VCT	56,046
C3030-Ceiling Finishes	ACT System	57,931
	Hydraulic Freight/Passenger Elev. - Special	178,279
D10-Conveying		
D20-Plumbing	Rain Water Drainage - Average	43,413
D20-Plumbing	Sanitary Waste System - Low End	48,398
D2010-Plumbing Fixtures	Drinking Fountains	6,079
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	50,411
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	66,959
D3040-Distribution Systems	Exhaust - General Building	30,803
D3040-Distribution Systems	Exhaust - Restroom	75,997
D3040-Distribution Systems	Four Pipe System	456,589
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	148,427
	Wet Sprinkler System wo/Pump - Lt Hazard	130,517
D40-Fire Protection		
D5010-Electrical Service and Distribution	Distribution - Average Capacity	222,581
D5010-Electrical Service and Distribution	Feeder for Moderate Service	229,993
D5010-Electrical Service and Distribution	Switchgear - Average Duty	14,372
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	118,186

All costs in USD.

System	System Name	Cost
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	118,186
D5030-Communications and Security	Fire Alarm System - Average Density	117,051
D5030-Communications and Security	Telephone System - Average Density	73,455
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	16,010
Subtotal		5,248,387

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,312,096
Site Remediation (+ 5%)	262,419
Subtotal	1,574,515

Total Replacement Value 6,822,902

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	146,910
C3020-Floor Finishes	VCT	2011	70,031
C1030-Fittings	Toilet Partitions	2021	70,990
C3020-Floor Finishes	Terrazzo	2016	38,347
D5030-Communications and Security	Telephone System - Average Density	2007	78,046
		2017	78,046
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	17,854
C1020-Interior Doors	Swinging Doors	2018	111,170
B2020-Exterior Windows	Steel Windows	2007	274,913
D20-Plumbing	Sanitary Waste System - Low End	2007	54,326
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	62,913
C1030-Fittings	Restroom Accessories	2011	43,359
D20-Plumbing	Rain Water Drainage - Average	2007	48,970
C3010-Wall Finishes	Painted Finish	2011	36,558
		2021	36,558
B30-Roofing	Modified Bitumen Roofing	2013	103,863
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	147,930
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2007	222,849
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	166,804
D3040-Distribution Systems	Four Pipe System	2007	513,803
D5030-Communications and Security	Fire Alarm System - Average Density	2007	146,230
		2022	146,230
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	19,979
		2017	19,979
D3040-Distribution Systems	Exhaust - Restroom	2007	94,795
D3040-Distribution Systems	Exhaust - General Building	2007	34,815
D2010-Plumbing Fixtures	Drinking Fountains	2007	7,652
B2030-Exterior Doors	Door Assembly	2007	131,103
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	75,368
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	278,432
C3020-Floor Finishes	Ceramic Tile	2016	39,600

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	147,930
C3030-Ceiling Finishes	ACT System	2011	72,394

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: BECKHAM
Asset Number: 0304

STATISTICS

FCI Requirements Cost:	0	FCI:	0.40
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Current Replacement Value	3,429,533	Address 1	-
Size	14,685 SF	Address 2	-
Year Constructed	1938	City	Richmond
Year Renovated	1984	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	C.C. and S.K. Weber, Inc.
Ownership	Client Owned	Historical Category	Eligible
Floors	4	Construction Type	IBC - Type 3B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: Beckham Hall, building #0304, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Built originally as a residence hall and named for John Crepps Wickliffe Beckham, Governor of Kentucky from 1900-1907, it is the center structure in a U-shaped complex formed with Miller and McCreary Halls that now house academic and administrative offices.

Completed in 1938 by the WPA, the approximately 15,500 square foot, three story building, with full basement, appears to be type 3B construction, with a cast-in-place concrete foundation, frame, and floor slabs, and exterior walls of brick and block with limestone lintels. Windows throughout are single glazed with painted steel frames, the roof is slate, with concealed copper gutters, painted wood soffits, and copper downspouts. There is no elevator.

Interior finishes are typically painter plaster or acoustical tile ceilings, carpet, terrazzo or vinyl tile floors, and glazed CMU or painted plaster walls.

All costs in USD.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 3B, based on field observations, as it is assumed the roof framing is wood.

USES: The building houses small meeting rooms, academic and administrative offices.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	11,995
A-Substructure	Structural Slab on Grade	23,261
B10-Superstructure	Multi Floor Superstructure	312,206
B2010-Exterior Walls	Brick Walls	181,097
B2020-Exterior Windows	Steel Windows	168,614
B2030-Exterior Doors	Door Assembly	68,667
B30-Roofing	Gutters and Downspouts	7,441
B30-Roofing	Slate Roofing	57,682
C1010-Partitions	CMU Block Walls - Facing 2 Sides	203,443
C1020-Interior Doors	Swinging Doors	148,227
C1030-Fittings	Restroom Accessories	14,981
C1030-Fittings	Toilet Partitions	24,500
C20-Stairs	Stairs	109,305
C3010-Wall Finishes	Ceramic Tiles	12,619
C3010-Wall Finishes	Painted Finish	22,464
C3020-Floor Finishes	Carpeting	91,460
C3020-Floor Finishes	VCT	12,455
C3030-Ceiling Finishes	ACT System	12,874
C3030-Ceiling Finishes	Painted Plaster	80,241
D20-Plumbing	Rain Water Drainage - Average	18,747
D20-Plumbing	Sanitary Waste System - Low End	20,899
D2010-Plumbing Fixtures	Drinking Fountains	2,625
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	21,769
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	28,915
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	67,666
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	85,717
D3040-Distribution Systems	Air Constant Volume System	129,002
D3040-Distribution Systems	Exhaust - General Building	13,302
D3040-Distribution Systems	Exhaust - Restroom	32,817
D3040-Distribution Systems	Four Pipe System	197,166
D3060-Controls and Instrumentation	DDC System - Average	6,699
	Wet Sprinkler System wo/Pump - Lt	
D40-Fire Protection	Hazard	56,360
D5010-Electrical Service and Distribution	Distribution - Average Capacity	96,116
D5010-Electrical Service and Distribution	Feeder for Moderate Service	99,316

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Switchgear - Average Duty	6,206
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	51,035
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	51,035
D5030-Communications and Security	Fire Alarm System - Average Density	50,545
D5030-Communications and Security	Telephone System - Average Density	31,720
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	6,914
Subtotal		2,638,103

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	659,526
Site Remediation (+ 5%)	131,905
Subtotal	791,431

Total Replacement Value 3,429,534

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	63,439
C3020-Floor Finishes	VCT	2011	15,563
C1030-Fittings	Toilet Partitions	2007	30,655
D5030-Communications and Security	Telephone System - Average Density	2007	33,702
		2017	33,702
C1020-Interior Doors	Swinging Doors	2007	148,227
B2020-Exterior Windows	Steel Windows	2016	210,766
C20-Stairs	Stairs	2017	81,979
B30-Roofing	Slate Roofing	2018	72,109
D20-Plumbing	Sanitary Waste System - Low End	2007	23,459
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	27,167
C1030-Fittings	Restroom Accessories	2007	18,723
D20-Plumbing	Rain Water Drainage - Average	2007	21,146
C3030-Ceiling Finishes	Painted Plaster	2016	50,148
C3010-Wall Finishes	Painted Finish	2011	27,950
		2021	27,950
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	63,880
B30-Roofing	Gutters and Downspouts	2011	9,362
D3040-Distribution Systems	Four Pipe System	2007	221,872
D5030-Communications and Security	Fire Alarm System - Average Density	2007	63,146
		2022	63,146
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	8,627
		2017	8,627
D3040-Distribution Systems	Exhaust - Restroom	2007	40,934
D3040-Distribution Systems	Exhaust - General Building	2007	15,034
D2010-Plumbing Fixtures	Drinking Fountains	2007	3,304
B2030-Exterior Doors	Door Assembly	2007	85,833
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	32,546
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	120,233
D3060-Controls and Instrumentation	DDC System - Average	2007	8,444
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	107,201
C3010-Wall Finishes	Ceramic Tiles	2011	15,775

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Carpeting	2007	114,263
		2017	114,263
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	63,880
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	84,622
D3040-Distribution Systems	Air Constant Volume System	2007	145,051
C3030-Ceiling Finishes	ACT System	2007	16,088
		2022	16,088

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: BEGLEY BLDG. / KIDD STADIUM
Asset Number: 0117

STATISTICS

FCI Requirements Cost:	0	FCI:	0.39
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Current Replacement Value	37,155,257	Address 1	-
Size	189,394 SF	Address 2	-
Year Constructed	1969	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	N/A
Ownership	Client Owned	Historical Category	None
Floors	6	Construction Type	IBC - Type 1A
Type	Building	Use	Recreation and Sport
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Begley Building / Kidd Stadium, Building 0117, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The six [6] story vertically tapering building was originally constructed in approximately 1969. The building contains approximately 189,394 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-5 and the construction type would be classified as Type 1A, Sprinklered.

USES: The building houses the university football stadium, press box, spectator concourses, ROTC classroom areas and faculty offices, other classrooms and offices, athletics offices, basketball and handball courts, locker rooms and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Caissons in Stable Ground	120,691
A-Substructure	Foundation Wall and Footings 16' - Full Basement	111,794
A-Substructure	Grade Beams - Large	917,571
A-Substructure	Structural Slab on Grade - Light Industrial	672,768
B10-Superstructure	Multi Floor Superstructure - Average Cost	301,860
B10-Superstructure	Multi Floor Superstructure - High Cost	5,375,456
B1015-Exterior Stairs and Fire Escapes	Stadium Rails - Average	39,606
B2010-Exterior Walls	CMU Block Walls	63,595
B2010-Exterior Walls	Concrete Walls	1,994,616
B2020-Exterior Windows	Aluminum Windows	209,916
B2030-Exterior Doors	Door Assembly 2 - High Cost	251,718
B30-Roofing	Adhered Membrane Single Ply	23,537
B30-Roofing	Metal Roofing - Economy	220,909
C1010-Partitions	CMU Block Walls - Plain	1,109,236
C1010-Partitions	CMU Walls - Glazed 1 Side	397,058
C1010-Partitions	GWB Walls - Standard	91,858
C1010-Partitions	Windows/Storefront Partitions - Average	79,535
C1020-Interior Doors	Overhead/Rolling Door - Large	96,814
C1020-Interior Doors	Swinging Doors - Average	866,557
C1030-Fittings	Restroom Accessories - Average	193,212
C1030-Fittings	Toilet Partitions - Average	315,984
C20-Stairs	Stairs - Average	649,136
C3010-Wall Finishes	Painted Finish - Average	181,310
C3020-Floor Finishes	Carpeting 3 - Average	215,441
C3020-Floor Finishes	Ceramic Tile - Average	172,781
C3020-Floor Finishes	VCT 4 - Average	251,582
C3020-Floor Finishes	Wood Flooring - Average	195,886
C3030-Ceiling Finishes	ACT System - Standard	325,273
D20-Plumbing	Rain Water Drainage - Average	63,829
D20-Plumbing	Sanitary Waste System	269,539
D2010-Plumbing Fixtures	Drinking Fountains	33,856
D2010-Plumbing Fixtures	Restroom Fixtures	614,511
D3030-Cooling Generating Systems	Chiller - Air Cooled	267,755
D3040-Distribution Systems	Air VAV System with Multizone AHU's	542,877

All costs in USD.

System	System Name	Cost
D3040-Distribution Systems	Exhaust - General Building	45,290
D3040-Distribution Systems	Heat Generation - Central Steam Supply	73,273
D3050-Terminal and Package Units	Split Ductless Systems	15,331
D3060-Controls and Instrumentation	HVAC Controls	174,083
D40-Fire Protection	Fire Extinguishers	6,188
D40-Fire Protection	Wet Sprinkler System w/Pump	229,939
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	1,699,719
D5010-Electrical Service and Distribution	Feeder for Heavy Service	643,026
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	114,341
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	891,361
D5030-Communications and Security	Clock System for Large Building	840,241
D5030-Communications and Security	Fire Alarm System - High Density	888,044
D5030-Communications and Security	LAN System - High	747,273
D5030-Communications and Security	Public Address System - High End	333,817
D5030-Communications and Security	Security System - High End	836,788
D5030-Communications and Security	Telephone System - High Density	545,455
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	104,767
D5092-Emergency Light and Power Systems	Emergency Generator - Large 500KW	142,437
D5092-Emergency Light and Power Systems	Exit Signs - High Density	130,808
E-Equipment and Furnishings	Food Service Counters - High End	31,657
E-Equipment and Furnishings	Gym Equipment - Average	453,600
E-Equipment and Furnishings	Office Equipment- Medium	205,200
E-Equipment and Furnishings	Point of Sale System	247,500
E-Equipment and Furnishings	School Equipment - Average	907,200
E-Equipment and Furnishings	Stadium Seating - Bleachers	720,922
E-Equipment and Furnishings	Stadium Seating - Fixed	314,640
Subtotal		28,580,967

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	7,145,242
Site Remediation (+ 5%)	1,429,048
Subtotal	8,574,290

Total Replacement Value 37,155,257

All costs in USD.

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Wood Flooring - Average	2010	244,800
C1010-Partitions	Windows/Storefront Partitions - Average	2019	99,420
D40-Fire Protection	Wet Sprinkler System w/Pump	2021	258,750
C3020-Floor Finishes	VCT 4 - Average	2007	314,363
		2022	314,363
C1030-Fittings	Toilet Partitions - Average	2009	395,360
D5030-Communications and Security	Telephone System - High Density	2007	579,546
		2017	579,546
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	2007	142,046
C1020-Interior Doors	Swinging Doors - Average	2019	704,077
E-Equipment and Furnishings	Stadium Seating - Fixed	2011	78,660
E-Equipment and Furnishings	Stadium Seating - Bleachers	2011	180,215
B1015-Exterior Stairs and Fire Escapes	Stadium Rails - Average	2011	14,850
D3050-Terminal and Package Units	Split Ductless Systems	2010	19,163
D5030-Communications and Security	Security System - High End	2007	1,046,402
		2017	1,046,402
E-Equipment and Furnishings	School Equipment - Average	2011	1,134,375
D20-Plumbing	Sanitary Waste System	2010	302,557
D2010-Plumbing Fixtures	Restroom Fixtures	2007	767,046
C1030-Fittings	Restroom Accessories - Average	2009	241,477
D20-Plumbing	Rain Water Drainage - Average	2019	72,000
D5030-Communications and Security	Public Address System - High End	2007	416,667
		2022	416,667
E-Equipment and Furnishings	Point of Sale System	2011	308,949
		2021	308,949
C3010-Wall Finishes	Painted Finish - Average	2007	225,588
		2017	225,588
C1020-Interior Doors	Overhead/Rolling Door - Large	2007	121,018
E-Equipment and Furnishings	Office Equipment- Medium	2020	256,500
B30-Roofing	Metal Roofing - Economy	2019	276,200
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	2007	1,115,057
D5030-Communications and Security	LAN System - High	2007	794,863
		2022	794,863
D3060-Controls and Instrumentation	HVAC Controls	2007	217,500
D3040-Distribution Systems	Heat Generation - Central Steam Supply	2007	91,875
E-Equipment and Furnishings	Gym Equipment - Average	2011	567,188
E-Equipment and Furnishings	Food Service Counters - High End	2015	39,571

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Fire Extinguishers	2011	7,102
D5030-Communications and Security	Fire Alarm System - High Density	2007	1,110,322
		2017	1,110,322
D5092-Emergency Light and Power Systems	Exit Signs - High Density	2007	163,352
		2017	163,352
D3040-Distribution Systems	Exhaust - General Building	2007	51,188
D5092-Emergency Light and Power Systems	Emergency Generator - Large 500KW	2007	178,046
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	130,208
		2017	130,208
D2010-Plumbing Fixtures	Drinking Fountains	2007	42,614
B2030-Exterior Doors	Door Assembly 2 - High Cost	2007	314,648
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	2007	2,123,580
C1010-Partitions	CMU Walls - Glazed 1 Side	2019	248,129
C1010-Partitions	CMU Block Walls - Plain	2019	693,040
D5030-Communications and Security	Clock System for Large Building	2007	1,051,137
		2017	1,051,137
D3030-Cooling Generating Systems	Chiller - Air Cooled	2008	335,000
C3020-Floor Finishes	Ceramic Tile - Average	2007	216,000
C3020-Floor Finishes	Carpeting 3 - Average	2007	269,295
		2017	269,295
B2020-Exterior Windows	Aluminum Windows	2007	262,406
D3040-Distribution Systems	Air VAV System with Multizone AHU's	2007	610,875
B30-Roofing	Adhered Membrane Single Ply	2007	29,400
C3030-Ceiling Finishes	ACT System - Standard	2007	406,478
		2022	406,478

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: BIZZACK FITNESS & WELLNESS CENTER
Asset Number: 7691

STATISTICS

FCI Requirements Cost:		0	FCI:		0.00
Current Replacement Value	4,458,707	Address 1	-		
Size	18,166 SF	Address 2	-		
Year Constructed	2003	City	Richmond		
Year Renovated	-	State/Province/Region	Kentucky		
Commission Date	-	Zip/Postal Code	40475		
Decommission Date	-	Architect	Omni Architects		
Ownership	Client Owned	Historical Category	None		
Floors	1	Construction Type	-		
Type	Building	Use	Recreation and Sport		
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO		
5-YR Building Condition Code	1. Satisfactory	Fit For Contined Use Cost	-		
Fit For Continued Use Cost per SF	-				

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

-

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	16,783
A-Substructure	Structural Slab on Grade - Non Industrial	115,100
B10-Superstructure	Multi Floor Superstructure - High Cost	515,595
B2010-Exterior Walls	Brick Walls	99,504
B2010-Exterior Walls	Precast Concrete Panels - Low Rise	158,242
B2020-Exterior Windows	Aluminum Windows	33,587
B2020-Exterior Windows	Curtain Wall System - Standard	113,767
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B2030-Exterior Doors	Door Assembly 5 - Average	22,889
B30-Roofing	BUR (Built up Roofing)	133,153
C1010-Partitions	Brick Walls	49,752
C1010-Partitions	CMU Block Walls - Plain	106,393
C1010-Partitions	Windows/Storefront Partitions - Average	14,581
C1020-Interior Doors	Swinging Doors - Average	45,608
C1020-Interior Doors	Swinging Doors - High End	24,967
C1030-Fittings	Restroom Accessories - Average	18,532
C1030-Fittings	Toilet Partitions - Average	30,308
C20-Stairs	Stairs - Average	12,145
C20-Stairs	Stairs - High End	35,662
C3010-Wall Finishes	Painted Finish - Average	17,391
C3020-Floor Finishes	Carpeting 2 - High Quality	16,629
C3020-Floor Finishes	Ceramic Tile - Average	46,075
C3020-Floor Finishes	Rubber Sheet Goods	36,578
C3020-Floor Finishes	VCT 3 - Quality	71,179
C3020-Floor Finishes	Wood Flooring - Average	81,619
C3030-Ceiling Finishes	ACT System - Standard	77,954
C3030-Ceiling Finishes	GWB Taped and Finished	8,139
D10-Conveying	Hydraulic Freight/Passenger Elev.	104,489
D20-Plumbing	Rain Water Drainage - Average	23,190
D20-Plumbing	Sanitary Waste System	63,105
D2010-Plumbing Fixtures	Drinking Fountains	3,247
D2010-Plumbing Fixtures	Emergency Eyewash and Shower	1,434
D2010-Plumbing Fixtures	Restroom Fixtures	58,942
D2020-Domestic Water Distribution	Domestic Water Distribution	35,769

All costs in USD.

System	System Name	Cost
D2020-Domestic Water Distribution	Water Heater - Electric	20,764
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	33,764
D3030-Cooling Generating Systems	Chiller - Reciprocating - Air Cooled	97,281
D3040-Distribution Systems	Air VAV with Central AHU	217,978
D3040-Distribution Systems	Exhaust - General Building	16,455
D3060-Controls and Instrumentation	DDC System - Average	63,248
D40-Fire Protection	Fire Extinguishers	594
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	69,720
D5010-Electrical Service and Distribution	Distribution - Average Capacity	118,899
D5010-Electrical Service and Distribution	Feeder for Average Service	24,134
D5010-Electrical Service and Distribution	Switchgear - Light Duty	5,063
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	63,133
D5030-Communications and Security	Clock System - Average Building	64,157
D5030-Communications and Security	Fire Alarm System - Average Density	62,527
D5030-Communications and Security	Public Address System - Average	25,719
D5030-Communications and Security	Security System - Light Density	16,470
D5030-Communications and Security	Telephone System - Average Density	39,239
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	5,131
E-Equipment and Furnishings	Gym Equipment - High End	204,302
Subtotal		3,429,777

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	857,444
Site Remediation (+ 5%)	171,489
Subtotal	1,028,933

Total Replacement Value 4,458,710

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D5030-Communications and Security	Telephone System - Average Density	2013	41,691
D5030-Communications and Security	Security System - Light Density	2013	20,664
C3020-Floor Finishes	Rubber Sheet Goods	2018	45,705
D5030-Communications and Security	Public Address System - Average	2018	32,245
C3010-Wall Finishes	Painted Finish - Average	2013	21,638
D5030-Communications and Security	Fire Alarm System - Average Density	2013	78,114
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2013	6,358
D5030-Communications and Security	Clock System - Average Building	2013	80,157
C3020-Floor Finishes	Carpeting 2 - High Quality	2013	20,775
C3030-Ceiling Finishes	ACT System - Standard	2018	97,415

All costs in USD.

Institution: Eastern Kentucky University

Asset Name: BIZZACK LAW ENFORCEMENT TRAINING
COMPLEX

Campus: Eastern Kentucky University 1

Asset Number: 7690

STATISTICS

FCI Requirements Cost:	0	FCI:	0.05
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Current Replacement Value 36,662,653
Size 119,690 SF
Year Constructed 2002
Year Renovated -
Commission Date -
Decommission Date -
Ownership Client Owned
Floors 4
Type Building
1-YR Building Condition Code 1. Satisfactory
5-YR Building Condition Code 1. Satisfactory
Fit For Continued Use Cost per SF -

Address 1 -
Address 2 -
City Richmond
State/Province/Region Kentucky
Zip/Postal Code 40475
Architect Mason & Hanger Group
Historical Category None
Construction Type -
Use Education
2006 Space Study? NO
Fit For Continued Use Cost -

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

-

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	93,161
A-Substructure	Grade Beams - Large	869,807
A-Substructure	Structural Slab on Grade - Non Industrial	189,589
B10-Superstructure	Multi Floor Superstructure - High Cost	3,397,089
B2010-Exterior Walls	Brick Walls	335,846
B2010-Exterior Walls	Precast Concrete Panels for High Rise	865,613
B2020-Exterior Windows	Aluminum Windows	587,765
B2020-Exterior Windows	Curtain Wall System - Standard	9,077,864
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	98,458
B2030-Exterior Doors	Door Assembly 5 - Average	103,000
B30-Roofing	BUR (Built up Roofing)	219,325
C1010-Partitions	CMU Block Walls - Plain	1,082,274
C1010-Partitions	Demountable Fabric Partitions	140,314
C1010-Partitions	Folding Partitions - Deluxe	70,157
C1010-Partitions	GWB Partitions on Furring	58,003
C1010-Partitions	GWB Walls - Standard	302,573
C1010-Partitions	Windows/Storefront Partitions - Average	36,453
C1020-Interior Doors	Swinging Doors - Average	798,144
C1030-Fittings	Restroom Accessories - Average	122,103
C1030-Fittings	Toilet Partitions - Average	199,690
C20-Stairs	Stairs - Average	170,030
C20-Stairs	Stairs - High End	71,325
C3010-Wall Finishes	Painted Finish - Average	348,913
C3020-Floor Finishes	Carpeting 3 - Average	325,008
C3020-Floor Finishes	Ceramic Tile - Average	115,187
C3020-Floor Finishes	VCT 3 - Quality	14,250
C3030-Ceiling Finishes	ACT System - Deluxe	582,555
D10-Conveying	Hydraulic Freight/Passenger Elev.	208,977
D20-Plumbing	Rain Water Drainage	152,794
D20-Plumbing	Sanitary Waste System	415,780
D2010-Plumbing Fixtures	Drinking Fountains	21,396
D2010-Plumbing Fixtures	Restroom Fixtures	388,348
D2020-Domestic Water Distribution	Domestic Water Dist Complete	235,668
D3020-Heat Generating Systems	Boiler HW - Electric	245,239

All costs in USD.

System	System Name	Cost
D3030-Cooling Generating Systems	Chiller - Centrifugal	465,363
D3030-Cooling Generating Systems	Cooling Tower	138,279
D3040-Distribution Systems	Air VAV with Central AHU	1,436,188
D3040-Distribution Systems	Exhaust - General	267,478
D3060-Controls and Instrumentation	DDC System	416,721
D40-Fire Protection	Backflow Prevention for Fire System	3,338
D40-Fire Protection	Fire Extinguishers	3,911
D40-Fire Protection	Wet Sprinkler System wo/Pump	459,364
D5010-Electrical Service and Distribution	Distribution System - Light Duty	492,259
D5010-Electrical Service and Distribution	Feeder for Average Service	159,013
D5010-Electrical Service and Distribution	Switchgear - Light Duty	33,361
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	415,963
D5030-Communications and Security	Clock System - Average Building	422,710
D5030-Communications and Security	Fire Alarm System - Average Density	411,968
D5030-Communications and Security	Public Address System - Average	169,454
D5030-Communications and Security	Security System - Light Density	108,513
D5030-Communications and Security	Telephone System - Average Density	258,530
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	33,810
E-Equipment and Furnishings	Office Equipment - High Density	177,093
E-Equipment and Furnishings	School Equipment - High End	336,520
Subtotal		28,202,042

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	7,050,510
Site Remediation (+ 5%)	1,410,102
Subtotal	8,460,612

Total Replacement Value 36,662,654

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 3 - Quality	2022	17,818
D5030-Communications and Security	Telephone System - Average Density	2012	274,689
		2022	274,689
D5030-Communications and Security	Security System - Light Density	2012	136,147
		2022	136,147
E-Equipment and Furnishings	School Equipment - High End	2022	420,785
D5030-Communications and Security	Public Address System - Average	2017	212,450
C3010-Wall Finishes	Painted Finish - Average	2012	434,122
		2022	434,122
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2022	520,652
C1010-Partitions	Folding Partitions - Deluxe	2017	87,694
D5030-Communications and Security	Fire Alarm System - Average Density	2012	514,667
		2022	514,667
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2012	41,892
		2022	41,892
D3040-Distribution Systems	Exhaust - General	2022	333,636
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2022	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2022	26,930
C1010-Partitions	Demountable Fabric Partitions	2022	175,425
D3060-Controls and Instrumentation	DDC System	2022	520,652
D3030-Cooling Generating Systems	Cooling Tower	2022	173,551
D5030-Communications and Security	Clock System - Average Building	2022	528,132
C3020-Floor Finishes	Carpeting 3 - Average	2012	406,250
		2022	406,250
B30-Roofing	BUR (Built up Roofing)	2022	274,165
C3030-Ceiling Finishes	ACT System - Deluxe	2022	728,613

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: BREWER BLDG.
Asset Number: 0217

STATISTICS

FCI Requirements Cost:	0	FCI:	0.45
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Current Replacement Value	656,366	Address 1	-
Size	2,791 SF	Address 2	-
Year Constructed	1970	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Mayre & Bond Architects
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 5B
Type	Building	Use	Public Safety
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	4. Remodeling C	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Brewer Building, Building 0217, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The one [1] building was originally constructed in approximately 1970. The entire building contains approximately 2,791 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 5B, Unsprinklered.

USES: The building houses university law enforcement facilities, staff offices and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	8,392
B10-Superstructure	Single Story Superstructure - Average	28,857
B2010-Exterior Walls	Brick Walls	37,812
B2010-Exterior Walls	Metal Paneled Wall - High Quality	13,651
B2020-Exterior Windows	Aluminum Windows	52,059
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	19,692
B2030-Exterior Doors	Door Assembly 6 - Moderate Size Economy	5,951
B30-Roofing	BUR (Built up Roofing)	20,457
C1010-Partitions	GWB Partitions on Furring	5,800
C1010-Partitions	GWB Walls - Standard	23,360
C1010-Partitions	Windows/Storefront Partitions - Average	3,314
C1020-Interior Doors	Swinging Doors - Average	34,206
C1030-Fittings	Restroom Accessories - Average	2,847
C1030-Fittings	Toilet Partitions - Average	4,656
C3010-Wall Finishes	Ceramic Tiles - Average	9,464
C3010-Wall Finishes	Painted Finish - Average	10,714
C3020-Floor Finishes	Carpeting 3 - Average	7,800
C3020-Floor Finishes	Ceramic Tile - Average	2,592
C3020-Floor Finishes	VCT 4 - Average	5,646
C3030-Ceiling Finishes	ACT Concealed Spline System	12,260
C3030-Ceiling Finishes	ACT System - Standard	1,502
C3030-Ceiling Finishes	Painted Plaster	3,116
D20-Plumbing	Rain Water Drainage - Average	3,563
D20-Plumbing	Sanitary Waste System	9,695
D2010-Plumbing Fixtures	Drinking Fountains	499
D2010-Plumbing Fixtures	Restroom Fixtures	7,145
D2010-Plumbing Fixtures	Service/Utility Sinks	634
D2020-Domestic Water Distribution	Domestic Water Distribution	5,495
D3040-Distribution Systems	Exhaust - General Building	2,528
D3050-Terminal and Package Units	Package Electrically Heat and AC > 10 Tons	15,257
D40-Fire Protection	Fire Extinguishers	203
D5010-Electrical Service and Distribution	Distribution - Average Capacity	18,268

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Feeder for Average Service	3,708
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	9,700
D5030-Communications and Security	Fire Alarm System - Average Density	9,607
D5030-Communications and Security	LAN System - Medium	8,259
D5030-Communications and Security	Security System - Light Density	2,530
D5030-Communications and Security	Telephone System - Average Density	6,029
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	1,544
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	75,687
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	1,314
D5092-Emergency Light and Power Systems	UPS System - Average Capacity	3,056
E-Equipment and Furnishings	Office Equipment- Medium	6,029
Subtotal		504,898

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	126,224
Site Remediation (+ 5%)	25,245
Subtotal	151,469

Total Replacement Value 656,367

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C1010-Partitions	Windows/Storefront Partitions - Average	2020	4,143
C3020-Floor Finishes	VCT 4 - Average	2007	7,055
		2022	7,055
D5092-Emergency Light and Power Systems	UPS System - Average Capacity	2007	3,803
		2017	3,803
C1030-Fittings	Toilet Partitions - Average	2010	5,826
D5030-Communications and Security	Telephone System - Average Density	2007	6,405
		2017	6,405
C1020-Interior Doors	Swinging Doors - Average	2020	27,792
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	802
D5030-Communications and Security	Security System - Light Density	2007	3,175
		2017	3,175
D20-Plumbing	Sanitary Waste System	2020	10,895
D2010-Plumbing Fixtures	Restroom Fixtures	2011	8,931
C1030-Fittings	Restroom Accessories - Average	2007	3,559
D20-Plumbing	Rain Water Drainage - Average	2020	4,019
C3030-Ceiling Finishes	Painted Plaster	2007	1,948
C3010-Wall Finishes	Painted Finish - Average	2007	13,330
		2017	13,330
D3050-Terminal and Package Units	Package Electrically Heat and AC > 10 Tons	2016	19,083
E-Equipment and Furnishings	Office Equipment- Medium	2011	7,536
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	12,141
D5030-Communications and Security	LAN System - Medium	2007	8,778
		2022	8,778
C1010-Partitions	GWB Walls - Standard	2020	14,602
C1010-Partitions	GWB Partitions on Furring	2020	3,622
D40-Fire Protection	Fire Extinguishers	2020	244
D5030-Communications and Security	Fire Alarm System - Average Density	2007	12,001
		2017	12,001
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	1,640
		2017	1,640
D3040-Distribution Systems	Exhaust - General Building	2007	2,857

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	2007	94,609
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	1,919
		2017	1,919
D2010-Plumbing Fixtures	Drinking Fountains	2007	628
B2030-Exterior Doors	Door Assembly 6 - Moderate Size Economy	2011	7,439
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2011	24,614
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	6,186
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	22,851
C3010-Wall Finishes	Ceramic Tiles - Average	2019	11,831
		2020	11,831
		2021	11,831
		2022	11,831
C3020-Floor Finishes	Ceramic Tile - Average	2007	3,240
C3020-Floor Finishes	Carpeting 3 - Average	2007	9,750
		2017	9,750
B30-Roofing	BUR (Built up Roofing)	2015	25,573
B2020-Exterior Windows	Aluminum Windows	2011	65,077
C3030-Ceiling Finishes	ACT System - Standard	2010	1,877
C3030-Ceiling Finishes	ACT Concealed Spline System	2007	15,318

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: BURRIER
Asset Number: 0115

STATISTICS

FCI Requirements Cost:	0	FCI:	0.26
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Current Replacement Value	11,343,539	Address 1	-
Size	56,894 SF	Address 2	-
Year Constructed	1968	City	Richmond
Year Renovated	1983	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Marye and Bond
Ownership	Client Owned	Historical Category	None
Floors	5	Construction Type	IBC - Type 1B
Type	Building	Use	Education
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	YES
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Burrier Building, building #0115, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named for Mary K. Burrier, former chairman of the ECU Home Economics Department, houses the University's Department of Family and Consumer Sciences.

Completed in 1968, the approximately 57,000 square foot, four story building, with full basement and ground floor annex, appears to be type 1B construction, with a cast-in-place concrete frame, two-way waffle slab floors and exterior walls of skim-coated concrete. The two level annex, housing offices and a large meeting room, is of similar construction, but clad in random ashlar limestone blocks. Windows throughout are single glazed with bronze anodized aluminum frames, the roof is uncoated modified bitumen, and there is an enameled steel panel clad mechanical penthouse. It is served by two passenger elevators.

All costs in USD.

Interior finishes are typically acoustical tile ceilings, vinyl tile floors, and painted CMU walls as well as carpet, terrazzo, slate, ceramic tile, and wood wall treatments.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 1B, based on field observations.

USES: The building houses classrooms, lecture halls, offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	530,032
A-Substructure	Structural Slab on Grade	72,096
B10-Superstructure	Multi Floor Superstructure	1,614,788
B2010-Exterior Walls	Concrete Walls	557,010
B2020-Exterior Windows	Aluminum Windows	524,790
B2030-Exterior Doors	Aluminum Doors	167,812
B30-Roofing	Modified Bitumen Roofing	87,425
B30-Roofing	Paved Roof	68,899
C1010-Partitions	CMU Block Walls	299,981
C1020-Interior Doors	Swinging Doors - Average	285,052
C1030-Fittings	Restroom Accessories - Average	58,041
C1030-Fittings	Toilet Partitions	94,922
C20-Stairs	Stairs - Average	97,160
C3010-Wall Finishes	Ceramic Tiles	37,856
C3010-Wall Finishes	Painted Finish	49,156
C3020-Floor Finishes	Carpeting	45,730
C3020-Floor Finishes	Ceramic Tile	32,828
C3020-Floor Finishes	Stone Finish	84,296
C3020-Floor Finishes	Terrazzo	49,970
C3020-Floor Finishes	VCT	166,061
C3030-Ceiling Finishes	ACT System	184,522
C3030-Ceiling Finishes	Painted Plaster	101,275
D10-Conveying	Traction Geared Passenger Elev. - Low Rise	172,487
D20-Plumbing	Rain Water Drainage - Average	72,630
D20-Plumbing	Sanitary Waste System - Low End	80,970
D2010-Plumbing Fixtures	Drinking Fountains	10,170
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	67,715
D2020-Domestic Water Distribution	Water Heater - Electric	81,983
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	262,159
D3030-Cooling Generating Systems	Chiller-Reciprocating	227,821
D3040-Distribution Systems	Air Constant Volume System	499,793
D3040-Distribution Systems	Exhaust - General Building	51,534
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	248,320

All costs in USD.

System	System Name	Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	218,356
D5010-Electrical Service and Distribution	Distribution - Average Capacity	372,380
D5010-Electrical Service and Distribution	Feeder for Moderate Service	384,780
D5010-Electrical Service and Distribution	Switchgear - Average Duty	24,044
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	197,726
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	197,726
D5030-Communications and Security	Fire Alarm System - Average Density	195,827
D5030-Communications and Security	Telephone System - Average Density	122,891
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	26,785
Subtotal		8,725,799

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	2,181,450
Site Remediation (+ 5%)	436,290
Subtotal	2,617,740

Total Replacement Value 11,343,539

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	245,782
D2020-Domestic Water Distribution	Water Heater - Electric	2007	102,409
		2017	102,409
C3020-Floor Finishes	VCT	2011	207,500
D10-Conveying	Traction Geared Passenger Elev. - Low Rise	2007	53,902
C1030-Fittings	Toilet Partitions	2016	118,766
D5030-Communications and Security	Telephone System - Average Density	2007	130,572
		2017	130,572
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	29,869
C1020-Interior Doors	Swinging Doors - Average	2018	171,031
C3020-Floor Finishes	Stone Finish	2021	105,379
D20-Plumbing	Sanitary Waste System - Low End	2007	90,888
C1030-Fittings	Restroom Accessories - Average	2021	72,540
D20-Plumbing	Rain Water Drainage - Average	2007	81,927
B30-Roofing	Paved Roof	2008	86,125
C3030-Ceiling Finishes	Painted Plaster	2016	25,318
C3010-Wall Finishes	Painted Finish	2011	61,161
		2021	61,161
B30-Roofing	Modified Bitumen Roofing	2017	109,200
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	247,489
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	279,065
D5030-Communications and Security	Fire Alarm System - Average Density	2007	244,644
		2022	244,644
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	33,425
		2017	33,425
D3040-Distribution Systems	Exhaust - General Building	2007	58,245
D2010-Plumbing Fixtures	Drinking Fountains	2007	12,801
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	2007	76,167
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	465,820
B2010-Exterior Walls	Concrete Walls	2016	139,266
D3030-Cooling Generating Systems	Chiller-Reciprocating	2007	284,470
C3020-Floor Finishes	Ceramic Tile	2016	41,040

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Carpeting	2010	57,131
		2020	57,131
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	247,489
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2016	327,852
D3040-Distribution Systems	Air Constant Volume System	2016	561,970
C3030-Ceiling Finishes	ACT System	2011	230,588

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: BUSINESS & TECHNOLOGY BLDG.
Asset Number: 0000

STATISTICS

FCI Requirements Cost:	0	FCI:	0.00
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Current Replacement Value	17,845,741	Address 1	-
Size	86,277 SF	Address 2	-
Year Constructed	2006	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Sherman, Carter, Barnhart Architects
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 2A
Type	Building	Use	Education
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO
5-YR Building Condition Code	1. Satisfactory	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

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REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 12' - Full Basement	84,331
A-Substructure	Structural Slab on Grade - Non Industrial	182,217
B10-Superstructure	Multi Floor Superstructure - Average Cost	2,083,486
B2010-Exterior Walls	Brick Walls	473,326
B2020-Exterior Windows	Aluminum Windows	839,664
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	78,766
B30-Roofing	BUR (Built up Roofing)	210,797
C1010-Partitions	CMU Block Walls - Facing 2 Sides	1,097,029
C1010-Partitions	GWB 2HR Rated Walls	47,628
C1010-Partitions	GWB Walls - Standard	383,898
C1010-Partitions	Windows/Storefront Partitions - Average	19,884
C1020-Interior Doors	Swinging Doors - Average	456,083
C1030-Fittings	Toilet Partitions - Average	143,944
C20-Stairs	Stairs - Average	145,740
C3010-Wall Finishes	Painted Finish - Average	74,543
C3020-Floor Finishes	Quarry Tile - Average	169,373
C3020-Floor Finishes	Terrazzo - Standard	175,334
C3020-Floor Finishes	VCT 4 - Average	278,152
C3030-Ceiling Finishes	ACT System - Standard	351,878
C3030-Ceiling Finishes	GWB Taped and Finished	22,608
D10-Conveying	Hydraulic Freight/Passenger Elev.	208,977
D20-Plumbing	Rain Water Drainage - Average	110,140
D20-Plumbing	Sanitary Waste System	299,709
D2010-Plumbing Fixtures	Drinking Fountains	15,423
D2010-Plumbing Fixtures	Emergency Eyewash and Shower	6,809
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	31,400
D2010-Plumbing Fixtures	Restroom Fixtures	279,936
D2010-Plumbing Fixtures	Service/Utility Sinks	19,601
D2020-Domestic Water Distribution	Domestic Water Distribution	169,878
D2020-Domestic Water Distribution	Water Heater - Gas Fired	76,047
D3020-Heat Generating Systems	Boiler HW - Gas Fired	530,069
D3030-Cooling Generating Systems	Chiller - Centrifugal	435,127
D3040-Distribution Systems	Air VAV with Central AHU	1,035,257
D3040-Distribution Systems	Exhaust - General Building	78,149

All costs in USD.

System	System Name	Cost
D3040-Distribution Systems	HVAC Distribution Piping	222,402
D3060-Controls and Instrumentation	DDC System	420,225
D40-Fire Protection	Fire Extinguishers	2,819
D40-Fire Protection	Wet Sprinkler System wo/Pump	331,126
D5010-Electrical Service and Distribution	Distribution System - Light Duty	354,839
D5010-Electrical Service and Distribution	Feeder for Moderate Service	57,323
D5010-Electrical Service and Distribution	Switchgear - Light Duty	24,048
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	299,842
D5030-Communications and Security	Clock System - Average Building	304,705
D5030-Communications and Security	Fire Alarm System - Average Density	296,962
D5030-Communications and Security	Public Address System - Average	122,149
D5030-Communications and Security	Security System - Light Density	78,221
D5030-Communications and Security	Telephone System - Average Density	186,358
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	24,371
E-Equipment and Furnishings	School Equipment	337,392
Subtotal		13,727,493
Overhead Cost		
Description		Cost
Equipment and Furnishings (+ 25%)		3,431,873
Site Remediation (+ 5%)		686,375
Subtotal		4,118,248
Total Replacement Value		17,845,741

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Gas Fired	2016	94,905
C3020-Floor Finishes	VCT 4 - Average	2021	347,563
D5030-Communications and Security	Telephone System - Average Density	2016	198,006
D5030-Communications and Security	Security System - Light Density	2016	98,140
D5030-Communications and Security	Public Address System - Average	2021	153,142
C3010-Wall Finishes	Painted Finish - Average	2016	92,748
D5030-Communications and Security	Fire Alarm System - Average Density	2016	370,991
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2016	30,197
D5030-Communications and Security	Clock System - Average Building	2016	380,697
C3030-Ceiling Finishes	ACT System - Standard	2021	439,725

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: CAMMACK
Asset Number: 0104

STATISTICS

FCI Requirements Cost:		0	FCI:		0.11
Current Replacement Value	6,824,945	Address 1	-		
Size	28,247 SF	Address 2	-		
Year Constructed	1918	City	Richmond		
Year Renovated	1974	State/Province/Region	Kentucky		
Commission Date	-	Zip/Postal Code	40475		
Decommission Date	-	Architect	Johnson/Romanowitz Architects (1974 Renovation)		
Ownership	Client Owned	Historical Category	None		
Floors	3	Construction Type	IBC - Type 3B		
Type	Building	Use	Education/Support		
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	YES		
5-YR Building Condition Code	2. Remodeling A	Fit For Contined Use Cost	-		
Fit For Continued Use Cost per SF	-				

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Cammack Building, building #0104, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named for James W. Cammack, Sr., chair of Eastern's first Board of Regents, the building originally housed the library and laboratory school, and today is home to the Department of Psychology.

Built in 1918, the approximately 28,000 square foot, three story building, appears to be type 3B construction, with concrete foundations, exterior walls of brick and limestone and interior wood framing. The windows throughout are double glazed, aluminum framed units and the roof is asphalt shingle and modified bitumen. It is served by one passenger elevator. There have been a number of renovations to Cammack, including a major one in 1974, and primarily cosmetic one in 2003.

All costs in USD.

Interior finishes are typically painted plaster walls, acoustical tile ceilings, vinyl tile floors, carpet, and ceramic tile walls and floors in toilet rooms.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B. The construction type would be classified as Type 3B, based on field observations.

USES: The building houses the classrooms, offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	438,588
A-Substructure	Structural Slab on Grade	59,658
B10-Superstructure	Superstructure	801,718
B2010-Exterior Walls	Brick Walls	270,831
B2020-Exterior Windows	Aluminum Windows	243,503
B2030-Exterior Doors	Door Assemblies	146,836
B30-Roofing	Asphalt Shingle Roofing	32,322
B30-Roofing	Gutters and Downspouts	14,314
B30-Roofing	Modified Bitumen Roofing	30,262
C1010-Partitions	GWB Walls	444,960
C1020-Interior Doors	Swinging Doors	517,654
C1030-Fittings	Restroom Accessories	28,816
C1030-Fittings	Toilet Partitions	47,127
C20-Stairs	Stairs	48,580
C3010-Wall Finishes	Painted Finish	77,760
C3020-Floor Finishes	Carpeting	95,617
C3020-Floor Finishes	Ceramic Tile	16,126
C3020-Floor Finishes	VCT	58,121
C3030-Ceiling Finishes	ACT System	97,625
D10-Conveying	Hydraulic Freight/Passenger Elev. - Economy	104,489
D20-Plumbing	Rain Water Drainage - Average	36,060
D20-Plumbing	Sanitary Waste System - Low End	40,200
D2010-Plumbing Fixtures	Drinking Fountains	5,049
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	41,872
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	55,618
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	164,879
D3040-Distribution Systems	Exhaust - General Building	25,586
D3040-Distribution Systems	Four Pipe System	379,253
D3060-Controls and Instrumentation	DDC System - Average	12,885
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	108,410
D5010-Electrical Service and Distribution	Distribution - Average Capacity	184,881
D5010-Electrical Service and Distribution	Feeder for Moderate Service	191,037
D5010-Electrical Service and Distribution	Switchgear - Average Duty	11,937

All costs in USD.

System	System Name	Cost
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	98,168
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	98,168
D5030-Communications and Security	Fire Alarm System - Average Density	97,225
D5030-Communications and Security	Telephone System - Average Density	61,014
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	13,299
Subtotal		5,249,956

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,312,489
Site Remediation (+ 5%)	262,498
Subtotal	1,574,987

Total Replacement Value 6,824,943

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	122,027
C3020-Floor Finishes	VCT	2016	72,625
D5030-Communications and Security	Telephone System - Average Density	2013	64,827
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	14,830
D20-Plumbing	Sanitary Waste System - Low End	2007	45,125
D20-Plumbing	Rain Water Drainage - Average	2007	40,676
C3010-Wall Finishes	Painted Finish	2013	96,750
B30-Roofing	Modified Bitumen Roofing	2021	37,800
D10-Conveying	Hydraulic Freight/Passenger Elev. - Economy	2007	130,611
B30-Roofing	Gutters and Downspouts	2016	18,007
D5030-Communications and Security	Fire Alarm System - Average Density	2018	121,462
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2013	16,595
D3040-Distribution Systems	Exhaust - General Building	2007	28,918
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	62,602
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2021	231,272
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2010	206,203
C3020-Floor Finishes	Ceramic Tile	2016	20,160
C3020-Floor Finishes	Carpeting	2013	119,456
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	122,874
B30-Roofing	Asphalt Shingle Roofing	2016	40,383
C3030-Ceiling Finishes	ACT System	2017	121,997

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: CARL D. PERKINS BLDG.
Asset Number: 0237

STATISTICS

FCI Requirements Cost:	0	FCI:	0.40
Current Replacement Value	25,937,173	Address 1	-
Size	106,122 SF	Address 2	-
Year Constructed	1979	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Wilson Bond Architects
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 1B
Type	Building	Use	Education/Support
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Carl D. Perkins Building, Building 0237, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The three [3] story building was originally constructed in approximately 1979 and is attached via arcade to the Hummel Planetarium, Building 0237A. The building contains approximately 106,122 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 1B, Sprinklered.

USES: The building houses university conference center areas, university radio and television production facilities, university information technology center, classroom areas, faculty offices and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	9,063
A-Substructure	Foundation Wall and Footings 16' - Full Basement	102,478
A-Substructure	Grade Beams - Average	500,961
A-Substructure	Structural Slab on Grade - Non Industrial	302,861
B10-Superstructure	Multi Floor Superstructure - High Cost	3,011,997
B2010-Exterior Walls	Brick Walls	707,493
B2020-Exterior Windows	Aluminum Windows	775,262
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	354,448
B30-Roofing	BUR (Built up Roofing)	349,997
C1010-Partitions	CMU Block Walls - Plain	626,838
C1010-Partitions	Demountable Fabric Partitions	89,801
C1010-Partitions	Folding Partitions - Deluxe	67,351
C1010-Partitions	GWB Partitions on Furring	80,667
C1010-Partitions	GWB Walls - Standard	536,893
C1010-Partitions	Windows/Storefront Partitions - Average	16,570
C1020-Interior Doors	Swinging Doors - Average	483,448
C1030-Fittings	Restroom Accessories - Average	108,261
C1030-Fittings	Toilet Partitions - Average	177,053
C20-Stairs	Stairs - Average	170,030
C3010-Wall Finishes	Ceramic Tiles - Average	68,140
C3010-Wall Finishes	Painted Finish - Average	403,617
C3010-Wall Finishes	Wall Covering - Vinyl	48,683
C3020-Floor Finishes	Access Computer Room Flooring	376,981
C3020-Floor Finishes	Carpeting 3 - Average	306,158
C3020-Floor Finishes	Ceramic Tile - Average	36,860
C3020-Floor Finishes	Quarry Tile - Average	40,649
C3020-Floor Finishes	Stone Finish - Economy	41,617
C3020-Floor Finishes	VCT 4 - Average	213,675
C3030-Ceiling Finishes	ACT System - Standard	388,903
C3030-Ceiling Finishes	GWB Taped and Finished	17,182
C3030-Ceiling Finishes	Painted Plaster	85,983
D10-Conveying	Hydraulic Freight/Passenger Elev.	470,300
D20-Plumbing	Rain Water Drainage - Average	135,473

All costs in USD.

System	System Name	Cost
D20-Plumbing	Sanitary Waste System	368,647
D2010-Plumbing Fixtures	Drinking Fountains	18,970
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	38,623
D2010-Plumbing Fixtures	Restroom Fixtures	344,325
D2020-Domestic Water Distribution	Domestic Water Distribution	208,953
D2020-Domestic Water Distribution	Water Heater - Electric	60,649
D3020-Heat Generating Systems	Boiler HW - Electric	217,439
D3030-Cooling Generating Systems	Chiller - Centrifugal	206,305
D3030-Cooling Generating Systems	Chiller - Centrifugal	206,305
D3030-Cooling Generating Systems	Cooling Tower	246,848
D3040-Distribution Systems	Air Constant Volume System	932,243
D3040-Distribution Systems	Exhaust - General Building	45,167
D3050-Terminal and Package Units	Comp Room Cooling Unit - Air Cooled	59,021
D3060-Controls and Instrumentation	DDC System	369,481
D40-Fire Protection	Fire Extinguishers	3,468
D40-Fire Protection	Wet Sprinkler System wo/Pump	407,290
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	952,393
D5010-Electrical Service and Distribution	Feeder for Heavy Service	360,303
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	64,068
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	368,810
D5030-Communications and Security	Clock System - Average Building	374,792
D5030-Communications and Security	Fire Alarm System - High Density	497,592
D5030-Communications and Security	LAN System - High	418,715
D5030-Communications and Security	Security System - High End	468,873
D5030-Communications and Security	Telephone System - Average Density	229,224
D5092-Emergency Light and Power Systems	Emergency Generator - Large 500KW	142,437
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	49,962
D5092-Emergency Light and Power Systems	UPS System - Average Capacity	116,187
E-Equipment and Furnishings	Kitchen Equipment - Average	47,290
E-Equipment and Furnishings	Loading Dock Equipment - Average	22,188
E-Equipment and Furnishings	Office Equipment- Medium	229,224
E-Equipment and Furnishings	School Equipment - Average	770,191
Subtotal		19,951,676

Overhead Cost

All costs in USD.

Description	Cost
Equipment and Furnishings (+ 25%)	4,987,918
Site Remediation (+ 5%)	997,584
Subtotal	5,985,502
Total Replacement Value	25,937,178

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump	2021	458,447
D2020-Domestic Water Distribution	Water Heater - Electric	2007	75,612
		2022	75,612
C3010-Wall Finishes	Wall Covering - Vinyl	2007	60,775
		2008	60,775
		2009	60,775
		2010	60,775
		2011	60,775
		2012	60,775
		2013	60,775
		2014	60,775
		2015	60,775
		2016	60,775
		2017	60,775
		2018	60,775
		2019	60,775
		2020	60,775
		2021	60,775
		2022	60,775
C3020-Floor Finishes	VCT 4 - Average	2007	266,995
		2022	266,995
D5092-Emergency Light and Power Systems	UPS System - Average Capacity	2007	144,591
		2017	144,591
C1030-Fittings	Toilet Partitions - Average	2019	221,530
D5030-Communications and Security	Telephone System - Average Density	2007	243,550
		2017	243,550
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	2009	79,592
C3020-Floor Finishes	Stone Finish - Economy	2021	52,020
D5030-Communications and Security	Security System - High End	2007	586,324
		2017	586,324
E-Equipment and Furnishings	School Equipment - Average	2011	963,057
D2010-Plumbing Fixtures	Restroom Fixtures	2016	429,794
C1030-Fittings	Restroom Accessories - Average	2007	135,306
C3020-Floor Finishes	Quarry Tile - Average	2007	50,820
C3030-Ceiling Finishes	Painted Plaster	2009	53,736
C3010-Wall Finishes	Painted Finish - Average	2007	502,185
		2017	502,185

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
E-Equipment and Furnishings	Office Equipment- Medium	2011	286,529
E-Equipment and Furnishings	Loading Dock Equipment - Average	2011	27,736
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	461,631
D5030-Communications and Security	LAN System - High	2007	445,381
		2022	445,381
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	2020	47,755
E-Equipment and Furnishings	Kitchen Equipment - Average	2009	59,112
D10-Conveying	Hydraulic Freight/Passenger Elev.	2008	529,087
C3030-Ceiling Finishes	GWB Taped and Finished	2009	10,735
C1010-Partitions	Folding Partitions - Deluxe	2011	84,186
D40-Fire Protection	Fire Extinguishers	2020	3,980
D5030-Communications and Security	Fire Alarm System - High Density	2007	622,140
		2017	622,140
D5010-Electrical Service and Distribution	Feeder for Heavy Service	2009	451,019
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	62,347
D3040-Distribution Systems	Exhaust - General Building	2016	51,337
D5092-Emergency Light and Power Systems	Emergency Generator - Large 500KW	2007	178,046
D2010-Plumbing Fixtures	Drinking Fountains	2014	23,877
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2011	443,060
D2020-Domestic Water Distribution	Domestic Water Distribution	2018	235,193
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	2009	1,189,893
C1010-Partitions	Demountable Fabric Partitions	2015	112,272
D3060-Controls and Instrumentation	DDC System	2016	461,631
D3030-Cooling Generating Systems	Cooling Tower	2017	309,080
D3050-Terminal and Package Units	Comp Room Cooling Unit - Air Cooled	2020	73,800
D5030-Communications and Security	Clock System - Average Building	2007	468,263
		2017	468,263
D3030-Cooling Generating Systems	Chiller - Centrifugal	2007	257,346
C3010-Wall Finishes	Ceramic Tiles - Average	2007	85,185
C3020-Floor Finishes	Ceramic Tile - Average	2007	46,080
C3020-Floor Finishes	Carpeting 3 - Average	2007	382,688
		2017	382,688
B30-Roofing	BUR (Built up Roofing)	2017	437,509
D3020-Heat Generating Systems	Boiler HW - Electric	2007	271,938
B2020-Exterior Windows	Aluminum Windows	2011	969,119

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D3040-Distribution Systems	Air Constant Volume System	2009	1,048,220
C3030-Ceiling Finishes	ACT System - Standard	2007	485,993
		2022	485,993
C3020-Floor Finishes	Access Computer Room Flooring	2007	471,240

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: CARTER BLDG.
Asset Number: 0116

STATISTICS

FCI Requirements Cost:	0	FCI:	0.45
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Current Replacement Value	5,075,412	Address 1	-
Size	23,669 SF	Address 2	-
Year Constructed	1969	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Watkins, Burrows & Associates Architects
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	4. Remodeling C	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Carter Building, Building 0116, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The one [1] story classroom building was originally constructed in approximately 1969. A farm equipment repair lab addition was completed in approximately 1979. The entire building contains approximately 23,669 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2B, Unsprinklered.

USES: The building houses agricultural classrooms, agricultural equipment repair labs, administrative and faculty offices and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	21,818
A-Substructure	Structural Slab on Grade - Non Industrial	149,967
B10-Superstructure	Single Story Superstructure - Average	244,719
B2010-Exterior Walls	Brick Walls	125,375
B2010-Exterior Walls	CMU Block Walls	20,546
B2010-Exterior Walls	Precast Concrete Panels - Low Rise	143,578
B2020-Exterior Windows	Aluminum Windows	70,532
B2030-Exterior Doors	Door Assembly 5 - Average	160,222
B30-Roofing	BUR (Built up Roofing) - 1	43,392
B30-Roofing	BUR (Built up Roofing) - 2	130,103
B30-Roofing	Gutters and Downspouts - Average	2,187
C1010-Partitions	CMU Block Walls - Plain	244,270
C1020-Interior Doors	Swinging Doors - Average	114,021
C1030-Fittings	Restroom Accessories - Average	24,146
C1030-Fittings	Toilet Partitions - Average	39,489
C3010-Wall Finishes	Ceramic Tiles - Average	20,606
C3010-Wall Finishes	Painted Finish - Average	68,998
C3020-Floor Finishes	Carpeting 3 - Average	36,310
C3020-Floor Finishes	Ceramic Tile - Average	21,828
C3020-Floor Finishes	VCT 4 - Average	65,843
C3030-Ceiling Finishes	ACT System - Standard	71,105
C3030-Ceiling Finishes	GWB Taped and Finished	8,568
C3030-Ceiling Finishes	Painted Plaster	33,740
D20-Plumbing	Rain Water Drainage - Average	22,659
D20-Plumbing	Sanitary Waste System	82,221
D2010-Plumbing Fixtures	Drinking Fountains	4,231
D2010-Plumbing Fixtures	Restroom Fixtures	76,797
D2010-Plumbing Fixtures	Service/Utility Sinks	5,377
D2020-Domestic Water Distribution	Domestic Water Distribution	46,604
D3040-Distribution Systems	Exhaust - General Building	21,439
D3040-Distribution Systems	Perimeter Units - HW/Steam/CW	60,591
D3050-Terminal and Package Units	Package Gas Heat and AC < 10 Tons	137,250
D40-Fire Protection	Fire Extinguishers	773

All costs in USD.

System	System Name	Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	90,840
D5010-Electrical Service and Distribution	Distribution - Average Capacity	154,917
D5010-Electrical Service and Distribution	Feeder for Average Service	31,445
D5010-Electrical Service and Distribution	Switchgear - Light Duty	6,597
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	82,258
D5030-Communications and Security	Clock System - Average Building	83,592
D5030-Communications and Security	Fire Alarm System - Average Density	81,468
D5030-Communications and Security	LAN System - Economy	47,035
D5030-Communications and Security	Public Address System - Average	33,510
D5030-Communications and Security	Security System - Light Density	21,459
D5030-Communications and Security	Telephone System - Average Density	51,125
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	6,686
E-Equipment and Furnishings	College Eng Lab Equip - Average	659,854
E-Equipment and Furnishings	Office Equipment- Medium	12,781
E-Equipment and Furnishings	School Equipment - Average	171,780
Subtotal		3,904,160

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	976,041
Site Remediation (+ 5%)	195,208
Subtotal	1,171,249

Total Replacement Value 5,075,409

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2007	82,274
		2022	82,274
C1030-Fittings	Toilet Partitions - Average	2009	49,409
D5030-Communications and Security	Telephone System - Average Density	2007	54,320
		2017	54,320
D5010-Electrical Service and Distribution	Switchgear - Light Duty	2007	8,284
C1020-Interior Doors	Swinging Doors - Average	2019	92,642
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	6,805
D5030-Communications and Security	Security System - Light Density	2007	26,923
		2017	26,923
E-Equipment and Furnishings	School Equipment - Average	2007	214,796
D20-Plumbing	Sanitary Waste System	2019	92,398
D2010-Plumbing Fixtures	Restroom Fixtures	2016	95,859
C1030-Fittings	Restroom Accessories - Average	2007	30,178
D20-Plumbing	Rain Water Drainage - Average	2019	25,560
D5030-Communications and Security	Public Address System - Average	2007	42,012
		2022	42,012
D3040-Distribution Systems	Perimeter Units - HW/Steam/CW	2007	68,175
C3030-Ceiling Finishes	Painted Plaster	2007	21,087
C3010-Wall Finishes	Painted Finish - Average	2007	85,848
		2017	85,848
D3050-Terminal and Package Units	Package Gas Heat and AC < 10 Tons	2016	171,600
E-Equipment and Furnishings	Office Equipment- Medium	2007	15,976
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	102,960
D5030-Communications and Security	LAN System - Economy	2007	50,045
C3030-Ceiling Finishes	GWB Taped and Finished	2007	5,353
B30-Roofing	Gutters and Downspouts - Average	2019	2,464
D40-Fire Protection	Fire Extinguishers	2020	888
D5030-Communications and Security	Fire Alarm System - Average Density	2007	101,777
		2017	101,777
D5010-Electrical Service and Distribution	Feeder for Average Service	2007	39,350
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2007	8,284
		2017	8,284
D3040-Distribution Systems	Exhaust - General Building	2013	24,231

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	5,326
B2030-Exterior Doors	Door Assembly 5 - Average	2007	200,278
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	52,456
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	193,790
E-Equipment and Furnishings	College Eng Lab Equip - Average	2009	824,865
C1010-Partitions	CMU Block Walls - Plain	2019	152,618
D5030-Communications and Security	Clock System - Average Building	2017	104,439
C3010-Wall Finishes	Ceramic Tiles - Average	2007	25,761
C3020-Floor Finishes	Ceramic Tile - Average	2007	27,288
C3020-Floor Finishes	Carpeting 3 - Average	2007	45,386
		2017	45,386
B30-Roofing	BUR (Built up Roofing) - 2	2014	162,634
B30-Roofing	BUR (Built up Roofing) - 1	2007	54,242
B2020-Exterior Windows	Aluminum Windows	2007	88,169
C3030-Ceiling Finishes	ACT System - Standard	2007	88,857
		2022	88,857

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: CASE BLDG. ANNEX
Asset Number: 0309

STATISTICS

FCI Requirements Cost:	0	FCI:	0.44
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Current Replacement Value	11,971,881	Address 1	-
Size	57,283 SF	Address 2	-
Year Constructed	1961	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	N/A
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Case Building Annex, Building 0309, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The four [4] story L-shaped building was originally constructed as a dormitory in approximately 1961. Case Annex was renovated in 1995 converting the space to offices. It is the complementary building to Case Hall and the two L-shaped buildings link to form an enclosed courtyard. The building contains approximately 57,283 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 1B, Unsprinklered.

USES: The Annex part of the Case building is no longer used as a dormitory and currently houses university faculty and administrative offices and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 12' - Full Basement	43,009
A-Substructure	Grade Beams - Average	202,808
A-Substructure	Structural Slab on Grade - Non Industrial	90,736
B10-Superstructure	Multi Floor Superstructure - High Cost	2,032,265
B2010-Exterior Walls	Brick Walls	445,343
B2010-Exterior Walls	Concrete Walls	166,360
B2020-Exterior Windows	Aluminum Windows	32,243
B2020-Exterior Windows	Steel Windows	208,202
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B2030-Exterior Doors	Door Assembly 5 - Average	45,778
B30-Roofing	BUR (Built up Roofing)	104,968
C1010-Partitions	CMU Block Walls - Plain	187,488
C1010-Partitions	CMU Walls - Glazed 1 Side	183,064
C1010-Partitions	GWB Walls - Standard	6,674
C1020-Interior Doors	Swinging Doors - Average	446,961
C1030-Fittings	Restroom Accessories - Average	58,438
C1030-Fittings	Toilet Partitions - Average	95,571
C20-Stairs	Stairs - Average	85,015
C3010-Wall Finishes	Painted Finish - Average	77,760
C3020-Floor Finishes	Carpeting 3 - Average	307,458
C3020-Floor Finishes	Ceramic Tile - Average	52,756
C3020-Floor Finishes	VCT 4 - Average	22,418
C3030-Ceiling Finishes	ACT Concealed Spline System	31,765
C3030-Ceiling Finishes	ACT System - Standard	19,310
C3030-Ceiling Finishes	Painted Plaster	355,242
D10-Conveying	Hydraulic Freight/Passenger Elev.	104,489
D20-Plumbing	Rain Water Drainage - Average	73,126
D20-Plumbing	Sanitary Waste System	198,990
D2010-Plumbing Fixtures	Drinking Fountains	10,240
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	20,848
D2010-Plumbing Fixtures	Restroom Fixtures	185,861
D2020-Domestic Water Distribution	Domestic Water Distribution	112,789
D3020-Heat Generating Systems	Boiler HW - Gas Fired	351,935
D3030-Cooling Generating Systems	Chiller - Centrifugal 1	111,360

All costs in USD.

System	System Name	Cost
D3030-Cooling Generating Systems	Chiller - Centrifugal 2	111,360
D3030-Cooling Generating Systems	Cooling Tower	88,239
D3040-Distribution Systems	Exhaust - General Building	33,444
D3040-Distribution Systems	Fan Coil System	769,100
D3060-Controls and Instrumentation	HVAC Controls	106,187
D40-Fire Protection	Fire Extinguishers	1,872
D40-Fire Protection	Fire Supression Standpipe System	47,091
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	54,962
D5010-Electrical Service and Distribution	Distribution System - Light Duty	235,593
D5010-Electrical Service and Distribution	Feeder for Average Service	76,103
D5010-Electrical Service and Distribution	Switchgear - Light Duty	15,967
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	199,078
D5030-Communications and Security	Clock System - Average Building	202,307
D5030-Communications and Security	Fire Alarm System - Average Density	197,166
D5030-Communications and Security	LAN System - Economy	113,833
D5030-Communications and Security	Public Address System - Average	81,100
D5030-Communications and Security	Security System - Light Density	51,934
D5030-Communications and Security	Telephone System - Average Density	123,731
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	16,181
E-Equipment and Furnishings	Office Equipment- Medium	123,731
Subtotal		9,209,140

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	2,302,285
Site Remediation (+ 5%)	460,457
Subtotal	2,762,742

Total Replacement Value 11,971,882

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2010	28,013
C1030-Fittings	Toilet Partitions - Average	2007	119,578
D5030-Communications and Security	Telephone System - Average Density	2007	131,464
		2017	131,464
C1020-Interior Doors	Swinging Doors - Average	2011	363,155
B2020-Exterior Windows	Steel Windows	2007	260,251
D5030-Communications and Security	Security System - Light Density	2007	65,159
		2017	65,159
D20-Plumbing	Sanitary Waste System	2010	223,619
D2010-Plumbing Fixtures	Restroom Fixtures	2007	231,996
C1030-Fittings	Restroom Accessories - Average	2007	73,036
D20-Plumbing	Rain Water Drainage - Average	2011	82,488
D5030-Communications and Security	Public Address System - Average	2007	101,677
		2022	101,677
C3030-Ceiling Finishes	Painted Plaster	2011	222,015
C3010-Wall Finishes	Painted Finish - Average	2008	96,750
		2018	96,750
E-Equipment and Furnishings	Office Equipment- Medium	2020	154,664
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	249,181
D5030-Communications and Security	LAN System - Economy	2007	121,118
		2022	121,118
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	2010	25,777
D10-Conveying	Hydraulic Freight/Passenger Elev.	2007	130,611
D3060-Controls and Instrumentation	HVAC Controls	2007	132,467
D40-Fire Protection	Fire Supression Standpipe System	2020	35,229
D40-Fire Protection	Fire Extinguishers	2020	2,148
D5030-Communications and Security	Fire Alarm System - Average Density	2007	246,317
		2017	246,317
D3040-Distribution Systems	Fan Coil System	2010	865,475
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2007	20,049
		2017	20,049
D3040-Distribution Systems	Exhaust - General Building	2007	37,377
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	12,889

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
B2030-Exterior Doors	Door Assembly 5 - Average	2007	57,222
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2007	49,229
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	126,953
D5010-Electrical Service and Distribution	Distribution System - Light Duty	2007	294,291
D3030-Cooling Generating Systems	Cooling Tower	2010	110,270
C1010-Partitions	CMU Walls - Glazed 1 Side	2016	114,400
C1010-Partitions	CMU Block Walls - Plain	2016	117,141
D5030-Communications and Security	Clock System - Average Building	2007	252,761
		2017	252,761
D3030-Cooling Generating Systems	Chiller - Centrifugal 2	2007	138,911
C3020-Floor Finishes	Ceramic Tile - Average	2007	65,952
C3020-Floor Finishes	Carpeting 3 - Average	2007	384,313
		2017	384,313
B30-Roofing	BUR (Built up Roofing)	2015	131,214
D3020-Heat Generating Systems	Boiler HW - Gas Fired	2007	439,647
B2020-Exterior Windows	Aluminum Windows	2007	40,306
C3030-Ceiling Finishes	ACT System - Standard	2011	24,131
C3030-Ceiling Finishes	ACT Concealed Spline System	2007	39,686

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: COATES
Asset Number: 0202

STATISTICS

FCI Requirements Cost:	0	FCI:	0.28
Current Replacement Value	13,846,089	Address 1	-
Size	61,918 SF	Address 2	-
Year Constructed	1926	City	Richmond
Year Renovated	1983	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Brock, Johnson and Romanowitz (1964 Renovation)
Ownership	Client Owned	Historical Category	Eligible
Floors	3	Construction Type	IBC - Type 3B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Coates Building, building #0202, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named for Eastern's third president, Dr. Thomas Coates, the building has served as the central administration facility since its construction, and also houses the 1,850 seat Hiram Brock Auditorium.

Built in 1926, the approximately 62,000 square foot, three story building, with a balcony level in the auditorium, appears to be type 3B construction, with unprotected steel framing, cast-in-place concrete slab floors, interior wood framing and exterior walls of brick. The windows throughout are painted steel, both single and double glazed, and the roof is modified bitumen with a granular topcoat. It is served by one passenger elevator.

All costs in USD.

Interior finishes are typically painted plaster walls and ceilings, acoustical tile ceilings, terrazzo floors in lobbies and corridors, ceramic tile walls and floors in toilet rooms, vinyl tile floors, and carpet.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as mixed, with both Business, Group B and Assembly, Group A. The construction type would be classified as Type 3B, based on field observations.

USES: The building houses the auditorium and associated support spaces, meeting rooms, finance and administration offices, a mail room, printing facilities, and other office and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	961,394
A-Substructure	Structural Slab on Grade	130,771
B10-Superstructure	Superstructure	1,757,381
B2010-Exterior Walls	Brick and Limestone Walls	497,520
B2020-Exterior Windows	Steel Windows	366,552
B2030-Exterior Doors	Door Assembly	503,437
B30-Roofing	Gutters and Downspouts	31,376
B30-Roofing	Modified Bitumen Roofing	138,799
C1010-Partitions	Plaster Walls	561,427
C1020-Interior Doors	Swinging Doors	684,124
C1030-Fittings	Restroom Accessories	63,166
C1030-Fittings	Toilet Partitions	103,304
C20-Stairs	Stairs	255,045
C3010-Wall Finishes	Ceramic Tiles	30,285
C3010-Wall Finishes	Painted Finish	82,080
C3020-Floor Finishes	Carpeting	199,549
C3020-Floor Finishes	Ceramic Tile	13,822
C3020-Floor Finishes	Terrazzo	113,967
C3020-Floor Finishes	VCT	103,788
C3030-Ceiling Finishes	ACT System	133,027
C3030-Ceiling Finishes	Painted Plaster	186,970
D10-Conveying	Hydraulic Freight/Passenger Elev. - Economy	104,489
D20-Plumbing	Rain Water Drainage - Average	79,043
D20-Plumbing	Sanitary Waste System - Low End	88,120
D2010-Plumbing Fixtures	Drinking Fountains	11,068
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	91,785
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	121,916
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	120,473
D3040-Distribution Systems	Air Constant Volume System	543,927
D3040-Distribution Systems	Exhaust - General Building	56,085
D3040-Distribution Systems	Four Pipe System	831,331
D3060-Controls and Instrumentation	DDC System - Average	28,244
D5010-Electrical Service and Distribution	Distribution - Average Capacity	405,263
D5010-Electrical Service and Distribution	Feeder for Moderate Service	418,757

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Switchgear - Average Duty	26,167
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	215,186
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	215,186
D5030-Communications and Security	Fire Alarm System - Average Density	213,119
D5030-Communications and Security	Telephone System - Average Density	133,743
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	29,151
Subtotal		10,650,837

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	2,662,710
Site Remediation (+ 5%)	532,542
Subtotal	3,195,252

Total Replacement Value 13,846,089

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT	2011	129,688
C3020-Floor Finishes	Terrazzo	2013	142,431
D5030-Communications and Security	Telephone System - Average Density	2007	142,102
		2017	142,102
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	32,507
C1020-Interior Doors	Swinging Doors	2016	555,850
D20-Plumbing	Sanitary Waste System - Low End	2007	98,914
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	114,548
C1030-Fittings	Restroom Accessories	2021	78,945
D20-Plumbing	Rain Water Drainage - Average	2007	89,162
C1010-Partitions	Plaster Walls	2021	140,400
C3010-Wall Finishes	Painted Finish	2011	102,125
		2021	102,125
B30-Roofing	Modified Bitumen Roofing	2007	173,370
		2017	173,370
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	269,343
D10-Conveying	Hydraulic Freight/Passenger Elev. - Economy	2007	130,611
B30-Roofing	Gutters and Downspouts	2016	39,473
D3040-Distribution Systems	Four Pipe System	2007	935,504
D5030-Communications and Security	Fire Alarm System - Average Density	2007	266,247
		2022	266,247
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	36,377
		2017	36,377
D3040-Distribution Systems	Exhaust - General Building	2007	63,389
D2010-Plumbing Fixtures	Drinking Fountains	2007	13,932
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	137,226
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	506,954
C3010-Wall Finishes	Ceramic Tiles	2021	37,860
C3020-Floor Finishes	Ceramic Tile	2021	17,280
C3020-Floor Finishes	Carpeting	2010	249,300
		2020	249,300
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	269,343
D3040-Distribution Systems	Air Constant Volume System	2007	611,595

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3030-Ceiling Finishes	ACT System	2011	166,238

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: COMBS CLASSROOM BLDG.
Asset Number: 0112

STATISTICS

FCI Requirements Cost:	0	FCI:	0.41
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Current Replacement Value	32,207,619	Address 1	-
Size	132,004 SF	Address 2	-
Year Constructed	1964	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Caruthers A. Coleman, Architect
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Combs Classroom Building, Building 0112, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The four [4] story building plus basement and HVAC penthouse was originally constructed in approximately 1964. The building contains approximately 132,004 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 1B, Unsprinklered.

USES: The building houses university classroom areas, faculty offices, two [2] lecture halls and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	72,200
A-Substructure	Grade Beams - Average	467,355
A-Substructure	Structural Slab on Grade - Non Industrial	209,094
B10-Superstructure	Multi Floor Superstructure - High Cost	3,746,590
B10-Superstructure	Single Story Superstructure - Average	85,298
B2010-Exterior Walls	Metal Paneled Walls - Economy	36,577
B2010-Exterior Walls	Stone Veneer Walls - Deluxe	1,901,019
B2016-Exterior Soffits	Painted Plaster Soffits	31,162
B2020-Exterior Windows	Aluminum Windows	436,625
B2030-Exterior Doors	Door Assembly 2 - High Cost	335,625
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	315,065
B2030-Exterior Doors	Door Assembly 6 - Moderate Size Economy	59,508
B30-Roofing	BUR (Built up Roofing)	199,736
B30-Roofing	BUR (Built up Roofing)	42,146
C1010-Partitions	CMU Block Walls - Plain	1,193,616
C1010-Partitions	GWB Walls - Standard	46,276
C1010-Partitions	Plaster Walls	540,634
C1020-Interior Doors	Swinging Doors - Average	980,578
C1030-Fittings	Restroom Accessories - Average	124,060
C1030-Fittings	Toilet Partitions - Average	98,699
C20-Stairs	Stairs - Average	315,770
C3010-Wall Finishes	Ceramic Tiles - Average	114,930
C3010-Wall Finishes	Painted Finish - Average	384,809
C3020-Floor Finishes	Carpeting 3 - Average	326,308
C3020-Floor Finishes	Ceramic Tile - Average	45,153
C3020-Floor Finishes	Terrazzo - Standard	277,730
C3020-Floor Finishes	VCT 4 - Average	237,841
C3030-Ceiling Finishes	ACT System - Standard	382,359
C3030-Ceiling Finishes	Painted Plaster	719,833
D10-Conveying	Traction Geared Passenger Elev. - Low Rise	689,949
D20-Plumbing	Rain Water Drainage - Average	168,514
D20-Plumbing	Sanitary Waste System	458,556

All costs in USD.

System	System Name	Cost
D2010-Plumbing Fixtures	Drinking Fountains	23,597
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	48,042
D2010-Plumbing Fixtures	Restroom Fixtures	428,302
D2020-Domestic Water Distribution	Domestic Water Distribution	259,914
D2020-Domestic Water Distribution	Water Heater - Steam	86,688
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	196,277
D3030-Cooling Generating Systems	Chiller - Centrifugal	342,160
D3030-Cooling Generating Systems	Chiller - Centrifugal	342,160
D3030-Cooling Generating Systems	Cooling Tower	153,526
D3040-Distribution Systems	Air VAV with Central AHU	1,583,946
D3040-Distribution Systems	Exhaust - General Building	119,569
D3040-Distribution Systems	Heat Generation - Central Steam Supply	77,379
D3040-Distribution Systems	HVAC Distribution Piping	340,275
D3040-Distribution Systems	Perimeter Units - HW/Steam/CW	242,364
D3050-Terminal and Package Units	Comp Room Cooling Unit - Air Cooled	98,369
D3060-Controls and Instrumentation	HVAC Controls	459,594
D40-Fire Protection	Fire Extinguishers	4,313
D5010-Electrical Service and Distribution	Distribution - Average Capacity	863,986
D5010-Electrical Service and Distribution	Feeder for Average Service	175,372
D5010-Electrical Service and Distribution	Switchgear - Average Duty	55,786
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	458,759
D5030-Communications and Security	Clock System - Average Building	466,199
D5030-Communications and Security	Fire Alarm System - Average Density	454,353
D5030-Communications and Security	LAN System - High	520,835
D5030-Communications and Security	Public Address System - Average	186,888
D5030-Communications and Security	Security System - Light Density	119,678
D5030-Communications and Security	Telephone System - Average Density	285,129
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	62,147
E-Equipment and Furnishings	Fixed Seating - Average	163,210
E-Equipment and Furnishings	Office Equipment - High Density	390,614
E-Equipment and Furnishings	School Equipment - Average	672,540
Subtotal		24,775,094

Overhead Cost

All costs in USD.

Description	Cost
Equipment and Furnishings (+ 25%)	6,193,773
Site Remediation (+ 5%)	1,238,755
Subtotal	7,432,528
Total Replacement Value	32,207,622

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Steam	2007	108,903
		2022	108,903
C3020-Floor Finishes	VCT 4 - Average	2007	297,192
		2022	297,192
D10-Conveying	Traction Geared Passenger Elev. - Low Rise	2007	215,609
C1030-Fittings	Toilet Partitions - Average	2007	123,754
C3020-Floor Finishes	Terrazzo - Standard	2014	347,094
D5030-Communications and Security	Telephone System - Average Density	2007	302,949
		2017	302,949
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	69,302
C1020-Interior Doors	Swinging Doors - Average	2014	796,718
D5030-Communications and Security	Security System - Light Density	2007	150,155
		2017	150,155
E-Equipment and Furnishings	School Equipment - Average	2010	840,953
D20-Plumbing	Sanitary Waste System	2014	515,311
D2010-Plumbing Fixtures	Restroom Fixtures	2007	534,616
C1030-Fittings	Restroom Accessories - Average	2007	155,105
D20-Plumbing	Rain Water Drainage - Average	2014	190,086
D5030-Communications and Security	Public Address System - Average	2007	234,307
		2022	234,307
C1010-Partitions	Plaster Walls	2014	338,000
D3040-Distribution Systems	Perimeter Units - HW/Steam/CW	2007	272,700
B2016-Exterior Soffits	Painted Plaster Soffits	2007	19,475
C3030-Ceiling Finishes	Painted Plaster	2007	449,873
C3010-Wall Finishes	Painted Finish - Average	2007	478,785
		2017	478,785
E-Equipment and Furnishings	Office Equipment - High Density	2015	488,400
B2010-Exterior Walls	Metal Paneled Walls - Economy	2011	45,716
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	574,217
D5030-Communications and Security	LAN System - High	2007	554,004
		2022	554,004
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	2007	59,402
D3040-Distribution Systems	HVAC Distribution Piping	2007	425,713
D3060-Controls and Instrumentation	HVAC Controls	2007	574,217
D3040-Distribution Systems	Heat Generation - Central Steam Supply	2007	97,353

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
E-Equipment and Furnishings	Fixed Seating - Average	2007	102,006
D40-Fire Protection	Fire Extinguishers	2020	4,950
D5030-Communications and Security	Fire Alarm System - Average Density	2007	567,617
		2017	567,617
D5010-Electrical Service and Distribution	Feeder for Average Service	2007	219,457
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	77,552
		2017	77,552
D3040-Distribution Systems	Exhaust - General Building	2007	135,139
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	29,701
B2030-Exterior Doors	Door Assembly 6 - Moderate Size Economy	2007	74,385
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2007	393,831
B2030-Exterior Doors	Door Assembly 2 - High Cost	2007	419,531
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	292,554
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	1,080,783
D3030-Cooling Generating Systems	Cooling Tower	2015	191,406
D3050-Terminal and Package Units	Comp Room Cooling Unit - Air Cooled	2010	123,000
C1010-Partitions	CMU Block Walls - Plain	2014	745,760
D5030-Communications and Security	Clock System - Average Building	2007	582,468
		2017	582,468
D3030-Cooling Generating Systems	Chiller - Centrifugal	2007	427,363
C3010-Wall Finishes	Ceramic Tiles - Average	2007	143,679
C3020-Floor Finishes	Ceramic Tile - Average	2007	56,448
C3020-Floor Finishes	Carpeting 3 - Average	2007	407,875
		2017	407,875
B30-Roofing	BUR (Built up Roofing)	2022	52,684
B30-Roofing	BUR (Built up Roofing)	2016	249,678
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	2007	245,857
B2020-Exterior Windows	Aluminum Windows	2007	545,805
D3040-Distribution Systems	Air VAV with Central AHU	2007	1,980,060
C3030-Ceiling Finishes	ACT System - Standard	2007	477,815
		2022	477,815

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: CRABBE LIBRARY
Asset Number: 0113

STATISTICS

FCI Requirements Cost:	0	FCI:	0.42
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Current Replacement Value	31,850,508	Address 1	-
Size	158,115 SF	Address 2	-
Year Constructed	1906	City	Richmond
Year Renovated	1967	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Louis & Henry Architects
Ownership	Client Owned	Historical Category	Eligible
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Education/Support
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES
5-YR Building Condition Code	4. Remodeling C	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Crabbe Library, Building 0113, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The building is an integral part of the university library complex. The four [4] story building was originally constructed in approximately 1906 and comprehensively renovated in 1967. A partial renovation was done in 1996. The building contains approximately 158,115 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-3 and the construction type would be classified as Type 1B, Unsprinklered.

USES: The building houses university library functions, workrooms, some offices and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	79,187
A-Substructure	Grade Beams - Average	559,800
A-Substructure	Structural Slab on Grade - Non Industrial	250,454
B10-Superstructure	Multi Floor Superstructure - High Cost	4,487,683
B2010-Exterior Walls	Brick Walls	1,054,125
B2010-Exterior Walls	Metal Paneled Walls - Economy	108,052
B2010-Exterior Walls	Stone Veneer Walls - Deluxe	540,837
B2020-Exterior Windows	Aluminum Windows	1,155,042
B2020-Exterior Windows	Steel Windows	1,205,516
B2030-Exterior Doors	Door Assembly 2 - High Cost	125,859
B30-Roofing	BUR (Built up Roofing)	289,737
B3021-Glazed Roof Openings	Steel Skylights	18,635
C1010-Partitions	CMU Block Walls - Facing 2 Sides	89,006
C1010-Partitions	GWB Partitions on Furring	120,192
C1010-Partitions	GWB Walls - Standard	799,936
C1020-Interior Doors	Swinging Doors - Average	239,443
C1030-Fittings	Restroom Accessories - Average	161,302
C1030-Fittings	Toilet Partitions - Average	263,798
C20-Stairs	Stairs - High End	427,949
C3010-Wall Finishes	Ceramic Tiles - Average	44,165
C3010-Wall Finishes	Painted Finish - Average	601,363
C3020-Floor Finishes	Carpeting 2 - High Quality	723,117
C3020-Floor Finishes	Ceramic Tile - Average	145,712
C3020-Floor Finishes	VCT 4 - Average	318,363
C3030-Ceiling Finishes	ACT System - Standard	579,441
C3030-Ceiling Finishes	Painted Plaster	184,788
D10-Conveying	Traction Elev. - Low Rise	196,280
D20-Plumbing	Rain Water Drainage - Average	201,847
D20-Plumbing	Sanitary Waste System	225,024
D2010-Plumbing Fixtures	Drinking Fountains	28,264
D2010-Plumbing Fixtures	Restroom Fixtures	234,385
D2010-Plumbing Fixtures	Service/Utility Sinks	35,922
D2020-Domestic Water Distribution	Domestic Water Dist Complete	188,188
D3030-Cooling Generating Systems	Chiller - Centrifugal	307,381

All costs in USD.

System	System Name	Cost
D3030-Cooling Generating Systems	Cooling Tower	183,894
D3040-Distribution Systems	Exhaust - General Building	143,220
D3040-Distribution Systems	Heat Generation - Central Steam Supply	231,712
D3040-Distribution Systems	VAV with Central AHU	1,897,258
D3060-Controls and Instrumentation	HVAC Controls	258,207
D40-Fire Protection	Fire Extinguishers	5,166
D40-Fire Protection	Fire Suppression	384,468
D5010-Electrical Service and Distribution	Distribution - Average Capacity	1,034,887
D5010-Electrical Service and Distribution	Feeder for Average Service	210,062
D5010-Electrical Service and Distribution	Switchgear - Average Duty	66,820
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	744,150
D5030-Communications and Security	Fire Alarm System - Average Density	544,226
D5030-Communications and Security	LAN System - High	623,859
D5030-Communications and Security	Public Address System - Average	223,855
D5030-Communications and Security	Security System - Average	306,848
D5030-Communications and Security	Telephone System - Average Density	341,528
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	87,464
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	74,440
E-Equipment and Furnishings	School Equipment - Average	1,147,535
Subtotal		24,500,392

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	6,125,098
Site Remediation (+ 5%)	1,225,020
Subtotal	7,350,118

Total Replacement Value 31,850,510

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2008	397,809
D3040-Distribution Systems	VAV with Central AHU	2007	2,371,725
D10-Conveying	Traction Elev. - Low Rise	2007	196,280
C1030-Fittings	Toilet Partitions - Average	2011	330,065
D5030-Communications and Security	Telephone System - Average Density	2007	362,874
		2017	362,874
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	83,010
C1020-Interior Doors	Swinging Doors - Average	2021	194,547
B2020-Exterior Windows	Steel Windows	2007	1,506,887
B3021-Glazed Roof Openings	Steel Skylights	2007	23,292
D2010-Plumbing Fixtures	Service/Utility Sinks	2010	45,458
D5030-Communications and Security	Security System - Average	2007	383,429
		2017	383,429
E-Equipment and Furnishings	School Equipment - Average	2011	1,434,894
D20-Plumbing	Sanitary Waste System	2017	252,589
D2010-Plumbing Fixtures	Restroom Fixtures	2011	292,513
C1030-Fittings	Restroom Accessories - Average	2011	201,597
D20-Plumbing	Rain Water Drainage - Average	2017	227,686
D5030-Communications and Security	Public Address System - Average	2007	280,654
		2022	280,654
C3010-Wall Finishes	Painted Finish - Average	2011	748,224
		2021	748,224
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	2007	930,902
D5030-Communications and Security	LAN System - High	2007	663,589
		2022	663,589
D3060-Controls and Instrumentation	HVAC Controls	2007	322,159
C1010-Partitions	GWB Walls - Standard	2017	500,005
C1010-Partitions	GWB Partitions on Furring	2017	75,051
D40-Fire Protection	Fire Suppression	2021	432,247
D40-Fire Protection	Fire Extinguishers	2016	5,929
D5030-Communications and Security	Fire Alarm System - Average Density	2007	679,895
		2017	679,895
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	92,893
		2017	92,893
D3040-Distribution Systems	Exhaust - General Building	2008	161,870

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	108,704
		2017	108,704
D2010-Plumbing Fixtures	Drinking Fountains	2009	35,576
B2030-Exterior Doors	Door Assembly 2 - High Cost	2011	157,324
D2020-Domestic Water Distribution	Domestic Water Dist Complete	2008	211,676
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	1,294,567
D3030-Cooling Generating Systems	Cooling Tower	2017	229,267
C1010-Partitions	CMU Block Walls - Facing 2 Sides	2017	55,650
D3030-Cooling Generating Systems	Chiller - Centrifugal	2016	383,429
C3010-Wall Finishes	Ceramic Tiles - Average	2011	55,213
C3020-Floor Finishes	Ceramic Tile - Average	2011	182,160
C3020-Floor Finishes	Carpeting 2 - High Quality	2011	903,401
		2021	903,401
B30-Roofing	BUR (Built up Roofing)	2018	362,182
B2020-Exterior Windows	Aluminum Windows	2011	1,443,864
C3030-Ceiling Finishes	ACT System - Standard	2008	724,098

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: DIZNEY BUILDING
Asset Number: 0123

STATISTICS

FCI Requirements Cost:	0	FCI:	0.17
Current Replacement Value	11,123,130	Address 1	-
Size	54,725 SF	Address 2	-
Year Constructed	1993	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Sherman, Carter, Barnhart, Architects
Ownership	Client Owned	Historical Category	None
Floors	2	Construction Type	IBC - Type 2A
Type	Building	Use	Education
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	2. Remodeling A	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Dizney Building, building #0123, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. It is named for alumnus Donald R. Dizney, in recognition of his contributions to the nation's health care system. Built as an expansion of the adjacent Rowlett building and connected to it by a concrete framed covered walkway, Dizney houses classroom, lab, and administrative space for the College of Allied Health & Nursing, including the departments of Emergency Medical Care, Environmental Health, Health Information, Medical Assisting Technology, and Occupational Therapy.

Completed in 1993, the approximately 55,000 square foot, two story building, with mechanical penthouse, appears to be type 2A construction, with a cast-in-place concrete frame, concrete floor and roof slabs, and exterior walls of CMU faced with fired clay brick. Windows throughout are bronze anodized aluminum framed units with insulating glass, the roof is modified bitumen with a no topcoat, except for a small area over the isolated second

All costs in USD.

floor lounge which was replaced in 2004 and has a white granular topcoat. Disney is served by one passenger elevator.

Interior finishes are typically acoustical tile ceilings, carpet, vinyl tile and ceramic tile floors, walls are generally GWB, or painted CMU. Interior doors are typically varnished wood and exterior doors are metal.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B. The construction type would be classified as Type 2A, based on field observations.

USES: The building houses an auditorium, conference rooms, classrooms, labs, faculty offices, and administrative spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	459,232
A-Substructure	Structural Slab on Grade	173,369
B10-Superstructure	Multi Floor Superstructure	1,646,179
B2010-Exterior Walls	Brick Walls	262,691
B2020-Exterior Windows	Aluminum Windows	277,089
B2030-Exterior Doors	Door Assembly	35,705
B2030-Exterior Doors	Entry Door Assembly	62,930
B30-Roofing	Modified Bitumen Roofing	200,561
C1010-Partitions	CMU Block Walls	274,982
C1010-Partitions	CMU Walls - Glazed 1 Side	304,281
C1010-Partitions	Folding Partitions	25,799
C1010-Partitions	GWB Walls	62,294
C1020-Interior Doors	Swinging Doors	342,062
C1030-Fittings	Restroom Accessories	55,828
C1030-Fittings	Toilet Partitions	91,303
C20-Stairs	Stairs	48,580
C3010-Wall Finishes	Ceramic Tiles - Average	47,648
C3010-Wall Finishes	Painted Finish	36,288
C3020-Floor Finishes	Carpeting	116,404
C3020-Floor Finishes	Ceramic Tile	31,676
C3020-Floor Finishes	VCT	149,455
C3030-Ceiling Finishes	ACT System	188,813
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	178,279
D20-Plumbing	Rain Water Drainage - Average	69,861
D20-Plumbing	Sanitary Waste System - Low End	77,883
D2010-Plumbing Fixtures	Drinking Fountains	9,783
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	81,123
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	107,753
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	252,165
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	319,433
D3040-Distribution Systems	Air Constant Volume System	480,739
D3040-Distribution Systems	Exhaust - General Building	49,570
D3040-Distribution Systems	Exhaust - Restroom	122,297
D3060-Controls and Instrumentation	DDC System - Average	190,534

All costs in USD.

System	System Name	Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	210,031
D5010-Electrical Service and Distribution	Distribution - Average Capacity	358,183
D5010-Electrical Service and Distribution	Feeder for Moderate Service	370,110
D5010-Electrical Service and Distribution	Switchgear - Average Duty	23,127
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	190,188
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	190,188
D5030-Communications and Security	Fire Alarm System - Average Density	188,361
D5030-Communications and Security	Telephone System - Average Density	118,206
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	25,764
Subtotal		8,556,255
Overhead Cost		
Description		Cost
Equipment and Furnishings (+ 25%)		2,139,063
Site Remediation (+ 5%)		427,813
Subtotal		2,566,876
Total Replacement Value		11,123,131

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT	2011	186,750
D5030-Communications and Security	Telephone System - Average Density	2007	125,594
		2017	125,594
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2021	28,731
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2021	101,241
C1030-Fittings	Restroom Accessories	2018	69,774
C3010-Wall Finishes	Painted Finish	2011	45,150
		2021	45,150
B30-Roofing	Modified Bitumen Roofing	2017	250,709
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2011	238,054
C1010-Partitions	Folding Partitions	2011	32,250
D5030-Communications and Security	Fire Alarm System - Average Density	2007	235,318
		2022	235,318
D5010-Electrical Service and Distribution	Feeder for Moderate Service	2021	462,426
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	32,151
		2017	32,151
D3040-Distribution Systems	Exhaust - Restroom	2011	152,546
D3040-Distribution Systems	Exhaust - General Building	2016	56,025
D2010-Plumbing Fixtures	Drinking Fountains	2011	12,313
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2021	121,284
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2021	448,061
D3060-Controls and Instrumentation	DDC System - Average	2011	238,054
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2011	399,493
C3010-Wall Finishes	Ceramic Tiles - Average	2018	59,566
C3020-Floor Finishes	Ceramic Tile	2018	39,600
C3020-Floor Finishes	Carpeting	2007	145,425
		2017	145,425
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2011	238,054
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2021	315,353
D3040-Distribution Systems	Air Constant Volume System	2018	540,546
C3030-Ceiling Finishes	ACT System	2014	235,950

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: DONOVAN COMPLEX
Asset Number: 0109

STATISTICS

FCI Requirements Cost:	0	FCI:	0.59
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Current Replacement Value	30,828,844	Address 1	-
Size	117,510 SF	Address 2	-
Year Constructed	1961	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Meriwether, Mayre & Bond Architects
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 1B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES
5-YR Building Condition Code	4. Remodeling C	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Donovan Complex, Building 0109, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The original one [1] story classroom building plus auditorium with a single two [2] story wing was originally constructed in approximately 1961. A gymnasium addition was completed in approximately 1965. A classroom and office addition was completed in approximately 1967. The entire building complex contains approximately 117,510 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Educational, Group E and the construction type would be classified as Type 1B, Unsprinklered.

All costs in USD.

USES: The building houses (a university sponsored) K-12 school classrooms, auditorium, food service kitchens and dining areas, gymnasium and locker rooms, administrative and faculty offices and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	42,042
A-Substructure	Grade Beams - Average	550,895
A-Substructure	Structural Slab on Grade - Non Industrial	621,308
A-Substructure	Structural Slab on Grade - Non Industrial	9,504
B10-Superstructure	Multi Floor Superstructure - Average Cost	712,390
B10-Superstructure	Multi Floor Superstructure - High Cost	266,795
B10-Superstructure	Single Story Superstructure - Average	524,559
B10-Superstructure	Single Story Superstructure - High Cost	695,225
B10-Superstructure	Single Story Superstructure - Low Cost	6,912
B2010-Exterior Walls	Brick Walls	427,867
B2010-Exterior Walls	CMU Walls - Ornamental Screen	59,186
B2010-Exterior Walls	Concrete Walls	191,998
B2020-Exterior Windows	Aluminum Windows	1,377,049
B2030-Exterior Doors	Door Assembly 5 - Average	366,222
B30-Roofing	Ballasted Single Ply Membrane	398,894
B30-Roofing	BUR (Built up Roofing)	546,435
B30-Roofing	BUR (Built up Roofing)	10,995
B3021-Glazed Roof Openings	Aluminum Skylights	5,693
C1010-Partitions	CMU Block Walls - Plain	1,062,561
C1010-Partitions	CMU Walls - Glazed 1 Side	653,393
C1010-Partitions	Face Brick Partitons	282,712
C1010-Partitions	GWB Walls - Standard	41,337
C1010-Partitions	Plaster Walls	231,745
C1010-Partitions	Windows/Storefront Partitions - Average	139,186
C1020-Interior Doors	Swinging Doors - Average	1,071,794
C1030-Fittings	Restroom Accessories - Average	102,281
C1030-Fittings	Toilet Partitions - Average	87,862
C20-Stairs	Stairs - Average	97,160
C3010-Wall Finishes	Ceramic Tiles - Average	102,311
C3010-Wall Finishes	Painted Finish - Average	342,558
C3020-Floor Finishes	Carpeting 3 - Average	180,262
C3020-Floor Finishes	Ceramic Tile - Average	25,111
C3020-Floor Finishes	Quarry Tile - Average	23,712
C3020-Floor Finishes	Terrazzo - Standard	286,847

All costs in USD.

System	System Name	Cost
C3020-Floor Finishes	VCT 4 - Average	307,835
C3020-Floor Finishes	Wood Flooring - Average	114,267
C3030-Ceiling Finishes	ACT Concealed Spline System	87,493
C3030-Ceiling Finishes	ACT System - Standard	340,374
C3030-Ceiling Finishes	Painted Plaster	303,826
D20-Plumbing	Rain Water Drainage	83,597
D20-Plumbing	Sanitary Waste System	167,236
D2010-Plumbing Fixtures	Drinking Fountains	21,006
D2010-Plumbing Fixtures	Restroom Fixtures	174,193
D2010-Plumbing Fixtures	Service/Utility Sinks	26,697
D2020-Domestic Water Distribution	Domestic Water Distribution	231,375
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	436,814
D3030-Cooling Generating Systems	Chiller - Centrifugal	456,887
D3030-Cooling Generating Systems	Cooling Tower	135,760
D3040-Distribution Systems	Air Constant Volume System	35,139
D3040-Distribution Systems	Air Handlers Constant Volume System	219,616
D3040-Distribution Systems	Exhaust - General Building	93,613
D3040-Distribution Systems	Perimeter Fan Coil System	2,195,189
D3060-Controls and Instrumentation	HVAC Controls	409,131
D40-Fire Protection	Fire Extinguishers	3,840
D5010-Electrical Service and Distribution	Distribution - Average Capacity	769,121
D5010-Electrical Service and Distribution	Feeder for Average Service	156,116
D5010-Electrical Service and Distribution	Switchgear - Average Duty	49,660
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	408,387
D5030-Communications and Security	Clock System - Average Building	415,011
D5030-Communications and Security	Fire Alarm System - Average Density	404,465
D5030-Communications and Security	LAN System - Economy	233,516
D5030-Communications and Security	Public Address System - Average	166,368
D5030-Communications and Security	Security System - Average	228,047
D5030-Communications and Security	Telephone System - Average Density	253,822
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	65,003
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	55,323
E-Equipment and Furnishings	Bleacher Seating - Average	162,040
E-Equipment and Furnishings	Classroom Cabinets - Average	105,192

All costs in USD.

System	System Name	Cost
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	754,570
E-Equipment and Furnishings	Food Service Counters - High End	31,657
E-Equipment and Furnishings	Kitchen Equipment - Average	47,290
E-Equipment and Furnishings	Laboratory Casework - High School	851,443
E-Equipment and Furnishings	Loading Dock Equipment - Average	1,610
E-Equipment and Furnishings	Office Equipment - Low Density	138,756
E-Equipment and Furnishings	Point of Sale System	4,653
E-Equipment and Furnishings	School Equipment - Average	852,841
E-Equipment and Furnishings	Theater And Stage Equip - Economy	99,207
E-Equipment and Furnishings	Theater Curtain - Electrically Operated	22,204
Subtotal		23,714,499

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	5,928,624
Site Remediation (+ 5%)	1,185,725
Subtotal	7,114,349

Total Replacement Value 30,828,848

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Wood Flooring - Average	2007	142,800
C1010-Partitions	Windows/Storefront Partitions - Average	2011	173,985
C3020-Floor Finishes	VCT 4 - Average	2007	384,653
		2022	384,653
C1030-Fittings	Toilet Partitions - Average	2007	110,166
E-Equipment and Furnishings	Theater Curtain - Electrically Operated	2007	27,750
E-Equipment and Furnishings	Theater And Stage Equip - Economy	2007	124,012
C3020-Floor Finishes	Terrazzo - Standard	2011	358,489
D5030-Communications and Security	Telephone System - Average Density	2007	269,685
		2017	269,685
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	61,693
C1020-Interior Doors	Swinging Doors - Average	2011	870,832
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	33,784
D5030-Communications and Security	Security System - Average	2007	284,962
		2017	284,962
E-Equipment and Furnishings	School Equipment - Average	2011	1,066,403
D20-Plumbing	Sanitary Waste System	2011	187,722
D2010-Plumbing Fixtures	Restroom Fixtures	2007	217,394
C1030-Fittings	Restroom Accessories - Average	2007	127,792
D20-Plumbing	Rain Water Drainage	2011	94,298
C3020-Floor Finishes	Quarry Tile - Average	2007	29,645
D5030-Communications and Security	Public Address System - Average	2007	208,580
		2022	208,580
E-Equipment and Furnishings	Point of Sale System	2007	5,876
		2017	5,876
C1010-Partitions	Plaster Walls	2011	144,885
D3040-Distribution Systems	Perimeter Fan Coil System	2007	2,469,473
C3030-Ceiling Finishes	Painted Plaster	2007	189,881
C3010-Wall Finishes	Painted Finish - Average	2007	426,215
		2017	426,215
E-Equipment and Furnishings	Office Equipment - Low Density	2020	173,327
E-Equipment and Furnishings	Loading Dock Equipment - Average	2007	2,013
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	511,169
D5030-Communications and Security	LAN System - Economy	2007	248,460

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
		2022	248,460
E-Equipment and Furnishings	Laboratory Casework - High School	2007	1,064,401
E-Equipment and Furnishings	Kitchen Equipment - Average	2010	59,112
D3060-Controls and Instrumentation	HVAC Controls	2007	511,169
E-Equipment and Furnishings	Food Service Counters - High End	2010	39,571
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	2007	471,595
D40-Fire Protection	Fire Extinguishers	2020	4,407
D5030-Communications and Security	Fire Alarm System - Average Density	2007	505,293
		2017	505,293
C1010-Partitions	Face Brick Partitons	2011	35,352
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	69,037
		2017	69,037
D3040-Distribution Systems	Exhaust - General Building	2007	105,759
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2017	80,788
D2010-Plumbing Fixtures	Drinking Fountains	2007	26,440
B2030-Exterior Doors	Door Assembly 5 - Average	2007	457,778
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	260,432
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	962,113
D3030-Cooling Generating Systems	Cooling Tower	2013	170,390
B2010-Exterior Walls	CMU Walls - Ornamental Screen	2011	7,395
C1010-Partitions	CMU Walls - Glazed 1 Side	2011	408,317
C1010-Partitions	CMU Block Walls - Plain	2011	663,877
D5030-Communications and Security	Clock System - Average Building	2007	518,513
		2017	518,513
E-Equipment and Furnishings	Classroom Cabinets - Average	2007	131,490
D3030-Cooling Generating Systems	Chiller - Centrifugal	2022	571,392
C3010-Wall Finishes	Ceramic Tiles - Average	2007	127,904
C3020-Floor Finishes	Ceramic Tile - Average	2007	31,392
C3020-Floor Finishes	Carpeting 3 - Average	2007	225,323
		2017	225,323
B30-Roofing	BUR (Built up Roofing)	2007	13,744
B30-Roofing	BUR (Built up Roofing)	2012	683,064
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	2007	546,422
E-Equipment and Furnishings	Bleacher Seating - Average	2007	101,275
B2020-Exterior Windows	Aluminum Windows	2007	1,721,385

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
B3021-Glazed Roof Openings	Aluminum Skylights	2007	7,116
D3040-Distribution Systems	Air Handlers Constant Volume System	2007	246,938
C3030-Ceiling Finishes	ACT System - Standard	2007	425,348
		2022	425,348
C3030-Ceiling Finishes	ACT Concealed Spline System	2007	109,311

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: DRIVING SIMULATOR BLDG.
Asset Number: 7693

STATISTICS

FCI Requirements Cost:		0	FCI:		0.00
Current Replacement Value	1,535,753	Address 1	-		
Size	9,868 SF	Address 2	-		
Year Constructed	2003	City	Richmond		
Year Renovated	-	State/Province/Region	Kentucky		
Commission Date	-	Zip/Postal Code	40475		
Decommission Date	-	Architect	Omni Architects		
Ownership	Client Owned	Historical Category	None		
Floors	1	Construction Type	-		
Type	Building	Use	Education		
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO		
5-YR Building Condition Code	1. Satisfactory	Fit For Contined Use Cost	-		
Fit For Continued Use Cost per SF	-				

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

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REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	25,175
A-Substructure	Structural Slab on Grade - Light Industrial	82,986
B10-Superstructure	Single Story Superstructure - Average	102,027
B2010-Exterior Walls	Brick Walls	92,420
B2020-Exterior Windows	Wood Windows	41,791
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B30-Roofing	Asphalt Shingled Roofing	54,992
C1010-Partitions	GWB 2HR Rated Walls	6,350
C1010-Partitions	GWB Walls - Standard	40,046
C1010-Partitions	Windows/Storefront Partitions - Average	6,628
C1020-Interior Doors	Swinging Doors - Average	34,206
C1030-Fittings	Restroom Accessories - Average	10,067
C1030-Fittings	Toilet Partitions - Average	16,464
C3010-Wall Finishes	Painted Finish - Average	28,767
C3020-Floor Finishes	Ceramic Tile - Average	5,759
C3020-Floor Finishes	VCT 4 - Average	40,967
C3030-Ceiling Finishes	ACT System - Standard	38,621
C3030-Ceiling Finishes	GWB Taped and Finished	4,522
D20-Plumbing	Rain Water Drainage - Average	12,597
D20-Plumbing	Sanitary Waste System	34,280
D2010-Plumbing Fixtures	Drinking Fountains	1,764
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	3,591
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	14,628
D2010-Plumbing Fixtures	Service/Utility Sinks	2,242
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	19,430
D2020-Domestic Water Distribution	Water Heater - Gas Fired	8,698
D3040-Distribution Systems	Exhaust - General Building	8,938
D3050-Terminal and Package Units	Package Electrically Heat and AC > 10 Tons	53,943
D3060-Controls and Instrumentation	DDC System - Average	34,357
D40-Fire Protection	Fire Extinguishers	322
D5010-Electrical Service and Distribution	Distribution System - Light Duty	40,585
D5010-Electrical Service and Distribution	Feeder for Average Service	13,110
D5010-Electrical Service and Distribution	Switchgear - Average Duty	4,170

All costs in USD.

System	System Name	Cost
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	34,295
D5030-Communications and Security	Clock System for Small Building	27,440
D5030-Communications and Security	Fire Alarm System - Average Density	33,965
D5030-Communications and Security	LAN System - Economy	19,610
D5030-Communications and Security	Public Address System - Light Density	11,078
D5030-Communications and Security	Security System - High End	43,599
D5030-Communications and Security	Telephone System - Average Density	21,315
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	5,459
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	4,646
E-Equipment and Furnishings	Kitchen Cabinets - Average	6,606
Subtotal		1,181,347

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	295,337
Site Remediation (+ 5%)	59,067
Subtotal	354,404

Total Replacement Value 1,535,751

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Gas Fired	2013	10,855
C3020-Floor Finishes	VCT 4 - Average	2018	51,190
D5030-Communications and Security	Telephone System - Average Density	2013	22,647
D5030-Communications and Security	Security System - High End	2013	54,521
D5030-Communications and Security	Public Address System - Light Density	2018	13,815
C3010-Wall Finishes	Painted Finish - Average	2013	35,792
D5030-Communications and Security	LAN System - Economy	2018	20,865
D5030-Communications and Security	Fire Alarm System - Average Density	2013	42,432
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2013	5,797
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2013	6,784
D5030-Communications and Security	Clock System for Small Building	2013	34,291
C3030-Ceiling Finishes	ACT System - Standard	2018	48,263

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: FITZPATRICK
Asset Number: 0106

STATISTICS

FCI Requirements Cost:	0	FCI:	0.36
Current Replacement Value	7,825,753	Address 1	-
Size	36,839 SF	Address 2	-
Year Constructed	1939	City	Richmond
Year Renovated	1972	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	C.C. Weber
Ownership	Client Owned	Historical Category	Eligible
Floors	3	Construction Type	IBC - Type 3B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: Fitzpatrick Building, building #0106, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Built to house industrial arts it is now home to the Department of Technology and the Eastern Kentucky Technology Center. It was named in honor of H.D. Fitzpatrick Sr. a long-time member of the Board of Regents and is the oldest structure in the Whalin Technology Complex that also includes the attached Gibson and Ault Buildings.

Completed in 1939 the approximately 37,000 square foot, two story building, with full basement, appears to be type 3B construction, with a cast-in-place concrete foundation, frame, and floor slabs, and exterior walls of brick and block with limestone sills. Windows throughout are single glazed with painted steel frames, the roof is slate, with concealed copper gutters, painted wood soffits, and copper downspouts. There is no elevator and only the first and basement floors can be accessed from the adjacent Gibson building.

All costs in USD.

Interior finishes are typically painter plaster or acoustical tile ceilings, carpet, terrazzo or vinyl tile floors, and glazed CMU or painted plaster walls.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 3B, based on field observations, as it is assumed the roof framing is wood.

USES: The building houses classrooms, academic and administrative offices.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	571,996
B10-Superstructure	Multi Floor Superstructure	1,045,579
B2010-Exterior Walls	Brick Walls	218,909
B2020-Exterior Windows	Steel Windows	329,897
B2030-Exterior Doors	Door Assembly	62,930
B30-Roofing	Gutters and Downspouts	18,668
B30-Roofing	Modified Bitumen Roofing	18,324
B30-Roofing	Slate Roofing	172,760
C1010-Partitions	Plaster Walls	291,110
C1020-Interior Doors	Swinging Doors	193,835
C1030-Fittings	Restroom Accessories	24,484
C1030-Fittings	Toilet Partitions	40,041
C20-Stairs	Stairs	72,870
C3010-Wall Finishes	Ceramic Tiles	25,237
C3010-Wall Finishes	Painted Finish	24,192
C3020-Floor Finishes	Carpeting	62,359
C3020-Floor Finishes	Ceramic Tile	8,639
C3020-Floor Finishes	Terrazzo	51,183
C3020-Floor Finishes	VCT	99,636
C3030-Ceiling Finishes	ACT System	120,154
D20-Plumbing	Rain Water Drainage - Average	47,028
D20-Plumbing	Sanitary Waste System - Low End	52,428
D2010-Plumbing Fixtures	Drinking Fountains	6,585
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	54,609
D2010-Plumbing Fixtures	Service/Utility Sinks	8,369
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	72,535
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	215,031
D3040-Distribution Systems	Air Constant Volume System	323,617
D3040-Distribution Systems	Exhaust - General Building	33,369
D3040-Distribution Systems	Exhaust - Restroom	82,326
D3040-Distribution Systems	Four Pipe System	494,612
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	141,386
D5010-Electrical Service and Distribution	Distribution - Average Capacity	241,117
D5010-Electrical Service and Distribution	Feeder for Moderate Service	249,146

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Switchgear - Average Duty	15,568
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	128,028
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	128,028
D5030-Communications and Security	Fire Alarm System - Average Density	126,798
D5030-Communications and Security	Telephone System - Average Density	79,572
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	17,344
Subtotal		6,019,807

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,504,952
Site Remediation (+ 5%)	300,990
Subtotal	1,805,942

Total Replacement Value 7,825,749

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	159,144
C3020-Floor Finishes	VCT	2011	124,500
C3020-Floor Finishes	Terrazzo	2011	64,000
D5030-Communications and Security	Telephone System - Average Density	2007	84,546
		2017	84,546
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	19,340
C1020-Interior Doors	Swinging Doors	2022	157,491
B2020-Exterior Windows	Steel Windows	2007	412,369
C20-Stairs	Stairs	2014	27,326
B30-Roofing	Slate Roofing	2016	215,969
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	10,591
D20-Plumbing	Sanitary Waste System - Low End	2007	58,850
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	68,152
C1030-Fittings	Restroom Accessories	2015	30,600
D20-Plumbing	Rain Water Drainage - Average	2007	53,048
C1010-Partitions	Plaster Walls	2016	182,000
C3010-Wall Finishes	Painted Finish	2011	30,100
		2021	30,100
B10-Superstructure	Multi Floor Superstructure	2014	65,343
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	160,250
B30-Roofing	Gutters and Downspouts	2007	23,485
		2022	23,485
D3040-Distribution Systems	Four Pipe System	2007	556,591
A-Substructure	Foundation Wall and Footings	2014	35,749
D5030-Communications and Security	Fire Alarm System - Average Density	2007	158,408
		2022	158,408
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	21,643
		2017	21,643
D3040-Distribution Systems	Exhaust - Restroom	2007	102,689
D3040-Distribution Systems	Exhaust - General Building	2007	37,714
D2010-Plumbing Fixtures	Drinking Fountains	2007	8,289
B2030-Exterior Doors	Door Assembly	2011	78,662
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	81,644

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	301,619
C3010-Wall Finishes	Ceramic Tiles	2016	31,550
C3020-Floor Finishes	Ceramic Tile	2021	10,800
C3020-Floor Finishes	Carpeting	2009	77,906
		2019	77,906
B2010-Exterior Walls	Brick Walls	2014	27,363
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	160,250
D3040-Distribution Systems	Air Constant Volume System	2007	363,877
C3030-Ceiling Finishes	ACT System	2022	150,150

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: FOSTER
Asset Number: 0108

STATISTICS

FCI Requirements Cost:	0	FCI:	0.30
Current Replacement Value	7,753,659	Address 1	-
Size	36,983 SF	Address 2	-
Year Constructed	1955	City	Richmond
Year Renovated	1974	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Abner E. Foster
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 2B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Foster Building, building #0108, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. and is named for the 19th American composer Stephen Foster, and houses the ECU Department of Music.

Built in 1955, Foster has three stories and a partial basement covering approximately 37,000 square feet, and includes practice rooms, classrooms, a music library, studio spaces, two band rooms, and a chorus room. Based on field observations appears to be type 2B construction, with a cast-in-place concrete foundation, masonry bearing walls, steel joists, steel decking, cast-in-place concrete framing, hollow pre-cast concrete elevated slabs and exterior walls of brick with CMU back-up. The windows throughout are double glazed replacement units with bronze anodized aluminum frames, the roof is modified bitumen with a reflective coating, and there is a passenger elevator.

Interior finishes are typically acoustical tile ceilings, vinyl tile floors, and painted CMU walls as well as carpet, ceramic tile, and plaster.

All costs in USD.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as mixed with both Business, Group B and Assembly, Group A. The construction type would be classified as Type 2B, based on visual inspection.

USES: The building houses classrooms, lecture halls, offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	574,231
A-Substructure	Structural Slab on Grade	103,671
B10-Superstructure	Multi Floor Superstructure	1,049,666
B2010-Exterior Walls	Brick Walls	238,810
B2020-Exterior Windows	Aluminum Windows	335,866
B2030-Exterior Doors	Door Assembly	209,765
B30-Roofing	Gutters and Downspouts	18,741
B30-Roofing	Modified Bitumen Roofing	82,903
C1010-Partitions	CMU Block Walls	271,411
C1020-Interior Doors	Swinging Doors	364,866
C1030-Fittings	Restroom Accessories	37,728
C1030-Fittings	Toilet Partitions	61,702
C20-Stairs	Stairs	121,450
C3010-Wall Finishes	Paint Masonry/Epoxy Finish	45,504
C3010-Wall Finishes	Painted Finish	43,200
C3020-Floor Finishes	Carpeting	33,258
C3020-Floor Finishes	VCT	132,849
C3030-Ceiling Finishes	ACT System	120,154
D20-Plumbing	Rain Water Drainage - Average	47,212
D20-Plumbing	Sanitary Waste System - Low End	52,633
D2010-Plumbing Fixtures	Drinking Fountains	6,611
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	54,822
D2010-Plumbing Fixtures	Service/Utility Sinks	8,402
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	72,819
D3030-Cooling Generating Systems	Chiller - Centrifugal	186,519
D3030-Cooling Generating Systems	Cooling - DX Less Than Ten Tons	46,944
D3040-Distribution Systems	Air Constant Volume System	324,882
D3040-Distribution Systems	Exhaust - General Building	33,499
D3040-Distribution Systems	Exhaust - Restroom	82,648
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	161,416
D40-Fire Protection	Fire Extinguishers	1,208
D5010-Electrical Service and Distribution	Distribution - Average Capacity	242,059
D5010-Electrical Service and Distribution	Feeder for Moderate Service	250,120
D5010-Electrical Service and Distribution	Switchgear - Average Duty	15,629

All costs in USD.

System	System Name	Cost
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	128,528
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	128,528
D5030-Communications and Security	Fire Alarm System - Average Density	127,294
D5030-Communications and Security	Telephone System - Average Density	79,883
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	17,411
Subtotal		5,964,350

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,491,088
Site Remediation (+ 5%)	298,218
Subtotal	1,789,306

Total Replacement Value 7,753,656

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT	2011	166,000
C1030-Fittings	Toilet Partitions	2016	77,202
D5030-Communications and Security	Telephone System - Average Density	2007	84,876
		2017	84,876
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	19,416
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	10,633
D20-Plumbing	Sanitary Waste System - Low End	2007	59,080
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	68,419
C1030-Fittings	Restroom Accessories	2011	47,153
D20-Plumbing	Rain Water Drainage - Average	2007	53,256
C3010-Wall Finishes	Painted Finish	2011	53,750
		2021	53,750
C3010-Wall Finishes	Paint Masonry/Epoxy Finish	2016	57,000
B30-Roofing	Modified Bitumen Roofing	2007	103,552
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	160,876
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	181,402
B30-Roofing	Gutters and Downspouts	2016	23,577
D40-Fire Protection	Fire Extinguishers	2007	1,387
D5030-Communications and Security	Fire Alarm System - Average Density	2007	159,027
		2022	159,027
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	21,728
		2017	21,728
D3040-Distribution Systems	Exhaust - Restroom	2007	103,090
D3040-Distribution Systems	Exhaust - General Building	2007	37,861
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	8,321
B2030-Exterior Doors	Door Assembly	2016	262,207
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	81,964
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	302,798
D3030-Cooling Generating Systems	Cooling - DX Less Than Ten Tons	2007	58,625
		2022	58,625
D3030-Cooling Generating Systems	Chiller - Centrifugal	2007	232,993

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Carpeting	2008	41,550
		2018	41,550
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	160,876
D3040-Distribution Systems	Air Constant Volume System	2007	365,300
C3030-Ceiling Finishes	ACT System	2008	150,150

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: FRANK GENTRY
Asset Number: 0221

STATISTICS

FCI Requirements Cost:	0	FCI:	0.44
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Current Replacement Value	3,936,299	Address 1	-
Size	21,896 SF	Address 2	-
Year Constructed	1971	City	Richmond
Year Renovated	1997	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	General Maintenance
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	General Maintenance
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Gentry Building, building #0221, is located on the campus of Eastern Kentucky University, Richmond, KY 40475, in the Donaldson Service Complex, and is named for Frank C. Gentry Building, the University's first Superintendent of Buildings and Grounds, and serves as the main campus maintenance office and shop facility.

Built in 1971, the 22,000 square foot, one story, 18 foot tall building appears to be type 2B construction, with exterior walls of painted CMU, steel columns, and an exposed steel roof structure. Windows are aluminum framed, single glazed, the roof is modified bitumen with a granular topcoat, exterior doors are metal, and there is no elevator. The building is accessed on grade along the south side, and by utilizing the slope of the site it is accessed from a loading dock along the north side.

All costs in USD.

The building's interior is divided by CMU and GWB partitions into offices, workshops, and support spaces for the campus maintenance (plumbing, electrical, HVAC, etc.) operations. Interior and exterior doors are metal. Interior finishes typically are painted and unpainted CMU walls, GWB, and exposed roof deck, with concrete floors, and some acoustical ceilings, carpet, and VCT in office areas.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Use Group F-1, a moderate-hazard factory and industrial occupancy and the construction type would be classified as Type 2B, based on field observations.

USES: The building houses offices, maintenance facilities, and associated storage and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	367,486
A-Substructure	Structural Slab on Grade - Light Industrial	184,137
B10-Superstructure	Single Story Superstructure	226,387
B2010-Exterior Walls	CMU Block Walls	102,730
B2020-Exterior Windows	Aluminum Windows	58,776
B2030-Exterior Doors	Door Assembly	274,667
B30-Roofing	Modified Bitumen Roofing	160,493
C1010-Partitions	CMU Block Walls	156,390
C1010-Partitions	GWB Walls	48,946
C1020-Interior Doors	Swinging Doors	57,010
C20-Stairs	Stairs	36,435
C3010-Wall Finishes	Painted Finish	18,918
C3020-Floor Finishes	Carpeting	9,977
C3020-Floor Finishes	VCT	4,152
C3030-Ceiling Finishes	ACT System	5,149
D20-Plumbing	Rain Water Drainage - Average	27,952
D20-Plumbing	Sanitary Waste System - Low End	31,162
D2010-Plumbing Fixtures	Drinking Fountains	3,914
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	32,458
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	43,113
D3040-Distribution Systems	Exhaust - General Building	19,833
D3040-Distribution Systems	Exhaust - Restroom	48,932
D3040-Distribution Systems	Four Pipe System	293,983
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	95,567
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	84,036
D5010-Electrical Service and Distribution	Distribution - Average Capacity	143,313
D5010-Electrical Service and Distribution	Feeder for Moderate Service	148,085
D5010-Electrical Service and Distribution	Switchgear - Average Duty	9,253
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	76,096
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	76,096
D5030-Communications and Security	Fire Alarm System - Average Density	75,365
D5030-Communications and Security	Telephone System - Average Density	47,295
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508

All costs in USD.

System	System Name	Cost
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	10,309
Subtotal		3,027,923

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	756,981
Site Remediation (+ 5%)	151,396
Subtotal	908,377

Total Replacement Value	3,936,300
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RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	94,591
C3020-Floor Finishes	VCT	2012	5,188
D5030-Communications and Security	Telephone System - Average Density	2007	50,251
		2017	50,251
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	11,495
C1020-Interior Doors	Swinging Doors	2021	46,321
C20-Stairs	Stairs	2011	27,326
D20-Plumbing	Sanitary Waste System - Low End	2021	34,979
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	40,508
D20-Plumbing	Rain Water Drainage - Average	2021	31,530
C3010-Wall Finishes	Painted Finish	2009	23,538
		2019	23,538
B30-Roofing	Modified Bitumen Roofing	2007	200,622
		2022	200,622
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	95,248
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	107,400
C1010-Partitions	GWB Walls	2021	30,594
D3040-Distribution Systems	Four Pipe System	2007	330,821
D5030-Communications and Security	Fire Alarm System - Average Density	2007	94,153
		2022	94,153
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	12,864
		2017	12,864
D3040-Distribution Systems	Exhaust - Restroom	2007	61,035
D3040-Distribution Systems	Exhaust - General Building	2007	22,416
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2020	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	4,927
B2030-Exterior Doors	Door Assembly	2009	343,333
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	48,527
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	179,274
B2010-Exterior Walls	CMU Block Walls	2009	20,538
C1010-Partitions	CMU Block Walls	2021	97,711

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Carpeting	2009	12,465
		2019	12,465
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	95,248
B2020-Exterior Windows	Aluminum Windows	2011	73,474
C3030-Ceiling Finishes	ACT System	2012	6,435

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: FUNDERBURK BLDG.
Asset Number: 0125

STATISTICS

FCI Requirements Cost:	0	FCI:	0.12
Current Replacement Value	20,299,489	Address 1	-
Size	91,063 SF	Address 2	-
Year Constructed	1993	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Ekhoﬀ, Ochenoski & Polk Architects
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 2A
Type	Building	Use	Education
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	2. Remodeling A	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Funderburk Building, Building 0125, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The four [4] story building was originally constructed in approximately 1993. It is connected by enclosed breezeways to both the Stratton Building, Building 0120 and the Bizzack Law Enforcement Training Center, Building 7690. The building contains approximately 91,063 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2A, Sprinklered.

USES: The building houses university classroom areas, faculty offices, food service/dining areas, auditorium, exercise pool and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	59,623
A-Substructure	Grade Beams - Large	661,770
A-Substructure	Structural Slab on Grade - Non Industrial	144,244
B10-Superstructure	Multi Floor Superstructure - High Cost	2,584,586
B2010-Exterior Walls	Brick Walls	255,526
B2010-Exterior Walls	Precast Concrete Panels for High Rise	692,490
B2020-Exterior Windows	Aluminum Windows	520,592
B2020-Exterior Windows	Curtain Wall System - Standard	386,808
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	78,766
B2030-Exterior Doors	Door Assembly 5 - Average	91,556
B30-Roofing	BUR (Built up Roofing)	166,868
C1010-Partitions	CMU Block Walls - Plain	823,419
C1010-Partitions	Demountable Fabric Partitions	140,314
C1010-Partitions	Folding Partitions - Deluxe	56,125
C1010-Partitions	GWB Partitions on Furring	42,739
C1010-Partitions	GWB Walls - Standard	218,030
C1010-Partitions	Windows/Storefront Partitions - Average	26,512
C1020-Interior Doors	Swinging Doors - Average	661,320
C1030-Fittings	Restroom Accessories - Average	92,899
C1030-Fittings	Toilet Partitions - Average	151,929
C20-Stairs	Stairs - Average	145,740
C20-Stairs	Stairs - High End	71,325
C3010-Wall Finishes	Painted Finish - Average	265,461
C3020-Floor Finishes	Carpeting 3 - Average	438,761
C3020-Floor Finishes	Ceramic Tile - Average	83,856
C3020-Floor Finishes	Stone Finish - Average	124,226
C3020-Floor Finishes	VCT 4 - Average	164,072
C3030-Ceiling Finishes	ACT System - Deluxe	19,469
C3030-Ceiling Finishes	ACT System - Standard	351,878
D10-Conveying	Hydraulic Freight/Passenger Elev.	208,977
D20-Plumbing	Rain Water Drainage	116,249
D20-Plumbing	Sanitary Waste System	316,335
D2010-Plumbing Fixtures	Drinking Fountains	16,278
D2010-Plumbing Fixtures	Restroom Fixtures	295,464

All costs in USD.

System	System Name	Cost
D2020-Domestic Water Distribution	Domestic Water Dist Complete	179,302
D3020-Heat Generating Systems	Boiler HW - Electric	186,584
D3030-Cooling Generating Systems	Chiller - Centrifugal	354,059
D3030-Cooling Generating Systems	Cooling Tower	105,206
D3040-Distribution Systems	Air VAV with Central AHU	1,092,686
D3040-Distribution Systems	Exhaust - General	203,504
D3060-Controls and Instrumentation	DDC System	317,051
D40-Fire Protection	Backflow Prevention for Fire System	3,338
D40-Fire Protection	Fire Extinguishers	2,975
D40-Fire Protection	Wet Sprinkler System wo/Pump	349,495
D5010-Electrical Service and Distribution	Distribution System - Light Duty	374,522
D5010-Electrical Service and Distribution	Feeder for Average Service	120,981
D5010-Electrical Service and Distribution	Switchgear - Light Duty	25,382
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	316,475
D5030-Communications and Security	Clock System - Average Building	321,608
D5030-Communications and Security	Fire Alarm System - Average Density	313,435
D5030-Communications and Security	Public Address System - Average	128,925
D5030-Communications and Security	Security System - Light Density	82,560
D5030-Communications and Security	Telephone System - Average Density	196,696
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	25,723
E-Equipment and Furnishings	Office Equipment - High Density	134,737
E-Equipment and Furnishings	School Equipment - High End	256,033
Subtotal		15,614,992

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	3,903,748
Site Remediation (+ 5%)	780,750
Subtotal	4,684,498

Total Replacement Value 20,299,490

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2011	205,015
D5030-Communications and Security	Telephone System - Average Density	2017	208,990
D5030-Communications and Security	Security System - Light Density	2007	103,584
		2017	103,584
E-Equipment and Furnishings	School Equipment - High End	2016	320,143
C1030-Fittings	Restroom Accessories - Average	2018	116,105
D5030-Communications and Security	Public Address System - Average	2008	161,637
C3010-Wall Finishes	Painted Finish - Average	2011	330,291
		2021	330,291
E-Equipment and Furnishings	Office Equipment - High Density	2018	168,467
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2013	396,124
C1010-Partitions	Folding Partitions - Deluxe	2011	70,155
D5030-Communications and Security	Fire Alarm System - Average Density	2007	391,571
		2017	391,571
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2007	31,872
		2017	31,872
D3040-Distribution Systems	Exhaust - General	2013	253,838
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2013	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2018	20,489
C1010-Partitions	Demountable Fabric Partitions	2016	175,425
D3060-Controls and Instrumentation	DDC System	2014	396,124
D3030-Cooling Generating Systems	Cooling Tower	2013	132,041
D5030-Communications and Security	Clock System - Average Building	2007	401,815
		2017	401,815
D3030-Cooling Generating Systems	Chiller - Centrifugal	2022	442,794
C3020-Floor Finishes	Ceramic Tile - Average	2018	104,832
C3020-Floor Finishes	Carpeting 3 - Average	2007	548,438
		2017	548,438
B30-Roofing	BUR (Built up Roofing)	2013	208,591
D3040-Distribution Systems	Air VAV with Central AHU	2021	1,365,945
C3030-Ceiling Finishes	ACT System - Standard	2011	439,725
C3030-Ceiling Finishes	ACT System - Deluxe	2016	24,350

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: GABBARD BUILDING
Asset Number: 0233

STATISTICS

FCI Requirements Cost:	0	FCI:	0.39
Current Replacement Value	1,794,804	Address 1	-
Size	15,000 SF	Address 2	-
Year Constructed	1976	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Johnson/Romanowicz, Architects
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	Storage
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Gabbard Building, building #0233, is located on the campus of Eastern Kentucky University, Richmond, KY 40475, in the Donaldson Service Complex, and is named for Raymond Gabbard, employee of the Division of Buildings and Grounds for 20 years. It serves as the campus waste transfer facility.

Built in 1976, the 15,000 square foot, one story, 24 foot tall building appears to be type 2B construction, with exterior walls of painted CMU, steel columns, and an exposed steel roof structure. There are no windows, the roof is modified bitumen with a white granular topcoat, exterior doors are metal, there is a wood-framed shed on the north side that was added to the original building, and there is no elevator.

The building's interior was originally a single large space with two equal sized floor levels creating a loading dock, facilitating movement of materials. Some CMU partitions were added after the building was built to create a small secure area. Interior and exterior doors are metal. Interior finishes are

All costs in USD.

minimal, consisting of painted CMU walls, exposed roof deck and concrete floors, with some GWB ceiling in the secure area.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Use Group S-1, a moderate-hazard storage. The construction type would be classified as Type 2B, based on field observations.

USES: The building houses refuse storage and transfer space, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	251,749
A-Substructure	Structural Slab on Grade - Light Industrial	126,144
B10-Superstructure	Single Story Superstructure	155,088
B2010-Exterior Walls	CMU Block Walls	56,019
B2030-Exterior Doors	Door Assembly	45,778
B30-Roofing	Gutters and Downspouts	7,601
B30-Roofing	Modified Bitumen Roofing	109,947
C1010-Partitions	CMU Block Walls	10,714
C1020-Interior Doors	Swinging Doors	6,841
C3010-Wall Finishes	Painted Finish	9,504
D2010-Plumbing Fixtures	Drinking Fountains	2,681
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	22,236
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	17,853
D2020-Domestic Water Distribution	Water Heater - Electric	21,615
D3040-Distribution Systems	Exhaust - General Building	13,587
D3040-Distribution Systems	Exhaust - Restroom	33,521
D3050-Terminal and Package Units	Package Electrically Heat and AC > 10 Tons	81,997
D40-Fire Protection	Fire Extinguishers	490
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	57,569
D5010-Electrical Service and Distribution	Distribution - Average Capacity	98,177
D5010-Electrical Service and Distribution	Feeder for Moderate Service	101,446
D5010-Electrical Service and Distribution	Switchgear - Average Duty	6,339
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	52,130
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	52,130
D5030-Communications and Security	Telephone System - Average Density	32,400
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	7,062
Subtotal		1,380,618

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	345,155
Site Remediation (+ 5%)	69,031

All costs in USD.

Description	Cost
Subtotal	414,186
Total Replacement Value	1,794,804

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	64,800
D2020-Domestic Water Distribution	Water Heater - Electric	2007	27,000
		2017	27,000
D5030-Communications and Security	Telephone System - Average Density	2007	34,425
		2017	34,425
C1020-Interior Doors	Swinging Doors	2021	5,558
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	27,750
C3010-Wall Finishes	Painted Finish	2009	11,825
		2019	11,825
D3050-Terminal and Package Units	Package Electrically Heat and AC > 10 Tons	2007	102,563
B30-Roofing	Modified Bitumen Roofing	2012	137,438
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	65,250
B30-Roofing	Gutters and Downspouts	2016	9,563
D40-Fire Protection	Fire Extinguishers	2007	563
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2013	8,813
D3040-Distribution Systems	Exhaust - Restroom	2007	41,813
D3040-Distribution Systems	Exhaust - General Building	2007	15,356
D2010-Plumbing Fixtures	Drinking Fountains	2007	3,375
B2030-Exterior Doors	Door Assembly	2011	57,222
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	2007	20,081
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	122,813
B2010-Exterior Walls	CMU Block Walls	2011	11,199
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	65,250

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: GIBSON
Asset Number: 0110

STATISTICS

FCI Requirements Cost:	0	FCI:	0.42
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Current Replacement Value	6,567,790	Address 1	-
Size	27,612 SF	Address 2	-
Year Constructed	1962	City	Richmond
Year Renovated	1973	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Watkins, Burrows, and Mills, Architects
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 2B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	4. Remodeling C	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Gibson Building, building #0110, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named in honor of Maude Gibson, a member of the Department of Art faculty for 33 years. Gibson was built as an addition to the Fitzpatrick Building and along with it and the adjacent Ault Building forms the Whalin Technology Complex, home to the Department of Technology and the Eastern Kentucky Technology Center.

Completed in 1962, the approximately 27,500 square foot, two story building, with full basement, appears to be type 2B construction, with a cast-in-place concrete foundation, frame, and floor slabs, exterior walls of red and buff brick with CMU back-up, and limestone sills. Windows throughout are single glazed painted steel frame hopper type units, and the roof is modified bitumen. There is one elevator and the first and second floors can be accessed from the adjacent Fitzpatrick building while the Ault Building can be accessed directly from all levels.

All costs in USD.

Interior finishes are typically painted CMU walls, acoustical tile ceilings, and vinyl tile or terrazzo floors.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2B, based on field observations.

USES: The building houses classrooms and offices.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	428,729
A-Substructure	Structural Slab on Grade	58,317
B10-Superstructure	Multi Floor Superstructure	783,695
B2010-Exterior Walls	Brick Walls	218,909
B2020-Exterior Windows	Steel Windows	201,604
B2030-Exterior Doors	Door Assembly	62,930
B30-Roofing	Modified Bitumen Roofing	67,463
C1010-Partitions	CMU Block Walls	171,418
C1010-Partitions	CMU Walls - Glazed 1 Side	153,530
C1020-Interior Doors	Swinging Doors	171,031
C1030-Fittings	Restroom Accessories	28,169
C1030-Fittings	Toilet Partitions	46,068
C20-Stairs	Stairs	36,435
C3010-Wall Finishes	Painted Finish	23,857
C3020-Floor Finishes	Ceramic Tile	14,398
C3020-Floor Finishes	Terrazzo	21,917
C3020-Floor Finishes	VCT	871,819
C3030-Ceiling Finishes	ACT System	94,406
D20-Plumbing	Rain Water Drainage - Average	35,249
D20-Plumbing	Sanitary Waste System - Low End	39,297
D2010-Plumbing Fixtures	Drinking Fountains	4,936
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	40,931
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	54,368
D3040-Distribution Systems	Exhaust - General Building	25,011
D3040-Distribution Systems	Exhaust - Restroom	61,706
D3040-Distribution Systems	Four Pipe System	370,728
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	120,515
	Wet Sprinkler System wo/Pump - Lt	
D40-Fire Protection	Hazard	105,973
D5010-Electrical Service and Distribution	Distribution - Average Capacity	180,725
D5010-Electrical Service and Distribution	Feeder for Moderate Service	186,743
D5010-Electrical Service and Distribution	Switchgear - Average Duty	11,669
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	95,961
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	95,961
D5030-Communications and Security	Fire Alarm System - Average Density	95,039

All costs in USD.

System	System Name	Cost
D5030-Communications and Security	Telephone System - Average Density	59,642
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	13,000
Subtotal		5,052,149

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,263,036
Site Remediation (+ 5%)	252,607
Subtotal	1,515,643

Total Replacement Value	6,567,792
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RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	119,284
C3020-Floor Finishes	VCT	2011	1,089,375
C1030-Fittings	Toilet Partitions	2021	57,640
C3020-Floor Finishes	Terrazzo	2016	27,391
D5030-Communications and Security	Telephone System - Average Density	2007	63,370
		2017	63,370
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	14,496
C1020-Interior Doors	Swinging Doors	2018	138,962
B2020-Exterior Windows	Steel Windows	2007	252,003
D20-Plumbing	Sanitary Waste System - Low End	2011	44,110
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	51,082
C1030-Fittings	Restroom Accessories	2011	35,205
D20-Plumbing	Rain Water Drainage - Average	2011	39,761
C3010-Wall Finishes	Painted Finish	2011	29,683
		2021	29,683
B30-Roofing	Modified Bitumen Roofing	2007	84,332
		2022	84,332
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	120,112
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	135,437
D3040-Distribution Systems	Four Pipe System	2007	417,183
D5030-Communications and Security	Fire Alarm System - Average Density	2007	118,732
		2022	118,732
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	16,222
		2017	16,222
D3040-Distribution Systems	Exhaust - Restroom	2007	76,968
D3040-Distribution Systems	Exhaust - General Building	2007	28,268
D2010-Plumbing Fixtures	Drinking Fountains	2007	6,213
B2030-Exterior Doors	Door Assembly	2007	78,662
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	61,195
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	226,073
C3020-Floor Finishes	Ceramic Tile	2016	18,000
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	120,112

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3030-Ceiling Finishes	ACT System	2011	117,975

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: HUMMEL PLANETARIUM
Asset Number: 0237A

STATISTICS

FCI Requirements Cost:	0	FCI:	0.10
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Current Replacement Value	7,848,089	Address 1	-
Size	13,883 SF	Address 2	-
Year Constructed	1979	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Wilson Bond Architects
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 1B
Type	Building	Use	Other
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	2. Remodeling A	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Hummel Planetarium, Building 0237A, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The round, drum shaped, three [3] story building was originally constructed in approximately 1979 and is attached via arcade to the Carl D. Perkins Building, Building 0237. The building contains approximately 13,883 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-1 and the construction type would be classified as Type 1B, Sprinklered.

USES: The building houses the university planetarium, planetarium seating, planetarium gift shop, offices and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 12' - Full Basement	23,191
A-Substructure	Grade Beams - Average	65,536
A-Substructure	Structural Slab on Grade - Light Industrial	38,917
B10-Superstructure	Multi Floor Superstructure - High Cost	270,790
B2010-Exterior Walls	Brick Walls	189,869
B2030-Exterior Doors	Door Assembly 2 - High Cost	62,930
B30-Roofing	BUR (Built up Roofing)	33,920
C1010-Partitions	CMU Block Walls - Plain	19,999
C1010-Partitions	GWB Partitions on Furring	8,548
C1010-Partitions	GWB Walls - Standard	29,283
C1020-Interior Doors	Swinging Doors - Average	54,730
C1030-Fittings	Restroom Accessories - Average	14,163
C1030-Fittings	Toilet Partitions - Average	23,162
C20-Stairs	Stairs - High End	71,325
C3010-Wall Finishes	Painted Finish - Average	8,865
C3020-Floor Finishes	Carpeting 2 - High Quality	92,292
C3020-Floor Finishes	Ceramic Tile - Average	13,247
C3020-Floor Finishes	VCT 4 - Average	8,718
C3030-Ceiling Finishes	ACT System - Standard	21,027
C3030-Ceiling Finishes	Metal Paneled System	154,734
C3030-Ceiling Finishes	Painted Plaster	31,800
D10-Conveying	Hydraulic Freight/Passenger Elev.	178,279
D20-Plumbing	Rain Water Drainage - Average	17,723
D20-Plumbing	Sanitary Waste System	19,758
D2010-Plumbing Fixtures	Drinking Fountains	2,482
D2010-Plumbing Fixtures	Restroom Fixtures	45,045
D2020-Domestic Water Distribution	Domestic Water Distribution	27,335
D2020-Domestic Water Distribution	Water Heater - Electric	7,934
D3040-Distribution Systems	Air Constant Volume System	121,957
D3040-Distribution Systems	Exhaust - General Building	10,302
D3060-Controls and Instrumentation	HVAC Control System	48,336
D40-Fire Protection	Fire Extinguishers	454
D40-Fire Protection	Wet Sprinkler System wo/Pump	53,282
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	124,593

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Feeder for Heavy Service	47,135
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	8,381
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	65,339
D5030-Communications and Security	Fire Alarm System - High Density	65,096
D5030-Communications and Security	LAN System - Economy	27,588
D5030-Communications and Security	Public Address System - Light Density	15,586
D5030-Communications and Security	Security System - Light Density	12,587
D5030-Communications and Security	Telephone System - Light Density	19,992
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	7,680
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	6,536
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	17,078
E-Equipment and Furnishings	Planetarium Equip - High	3,843,972
E-Equipment and Furnishings	Point of Sale System	5,498
Subtotal		6,036,994

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,509,248
Site Remediation (+ 5%)	301,850
Subtotal	1,811,098

Total Replacement Value 7,848,092

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump	2021	59,975
D2020-Domestic Water Distribution	Water Heater - Electric	2013	9,892
C3020-Floor Finishes	VCT 4 - Average	2011	10,894
C1030-Fittings	Toilet Partitions - Average	2019	28,981
D5030-Communications and Security	Telephone System - Light Density	2007	21,241
		2017	21,241
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	2009	10,412
D5030-Communications and Security	Security System - Light Density	2007	15,792
		2017	15,792
D2010-Plumbing Fixtures	Restroom Fixtures	2012	56,226
C1030-Fittings	Restroom Accessories - Average	2011	17,701
D5030-Communications and Security	Public Address System - Light Density	2007	19,436
		2022	19,436
E-Equipment and Furnishings	Point of Sale System	2010	6,942
		2020	6,942
C3030-Ceiling Finishes	Painted Plaster	2016	19,874
C3010-Wall Finishes	Painted Finish - Average	2011	11,030
		2021	11,030
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	2007	81,736
D5030-Communications and Security	LAN System - Economy	2007	29,354
		2022	29,354
D10-Conveying	Hydraulic Freight/Passenger Elev.	2014	222,849
D3060-Controls and Instrumentation	HVAC Control System	2007	60,391
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	2016	10,673
D40-Fire Protection	Fire Extinguishers	2020	521
D5030-Communications and Security	Fire Alarm System - High Density	2007	81,389
		2017	81,389
D5010-Electrical Service and Distribution	Feeder for Heavy Service	2009	59,003
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	8,156
		2017	8,156
D3040-Distribution Systems	Exhaust - General Building	2011	11,558
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	9,545
		2017	9,545
D2010-Plumbing Fixtures	Drinking Fountains	2008	3,124
B2030-Exterior Doors	Door Assembly 2 - High Cost	2021	78,662
D2020-Domestic Water Distribution	Domestic Water Distribution	2016	30,768

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	2009	155,663
C3020-Floor Finishes	Ceramic Tile - Average	2011	16,560
C3020-Floor Finishes	Carpeting 2 - High Quality	2011	115,301
		2021	115,301
B30-Roofing	BUR (Built up Roofing)	2017	42,401
D3040-Distribution Systems	Air Constant Volume System	2007	137,129
C3030-Ceiling Finishes	ACT System - Standard	2011	26,276

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: JANE F CAMPBELL BLD
Asset Number: 0119

STATISTICS

FCI Requirements Cost:	0	FCI:	0.35
Current Replacement Value	20,740,713	Address 1	-
Size	105,316 SF	Address 2	-
Year Constructed	1973	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Wilson Bond and Associates
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Campbell Building, building #0119, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named for Jane F. Campbell, a former EKU Music Professor, it houses classrooms and studio space for the University's Department of Art and Design, the Giles Art Gallery, and the Gifford Theater.

Completed in 1974, the approximately 105,000 square foot, four story building appears to be type 1B, cast-in-place concrete frame construction with two-way waffle slab floors and exterior walls of CMU faced with fired clay brick. Windows throughout are single glazed, bronze anodized aluminum framed units, the roof is modified bitumen with a white granular topcoat, and there is an enameled steel panel clad mechanical penthouse. Campbell is served by one passenger and one service elevator.

All costs in USD.

Interior finishes are typically acoustical tile ceilings, vinyl tile floors, and painted CMU walls as well as carpet, terrazzo, and ceramic tile floors. Interior doors are typically wood and exterior metal.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as mixed use with Business, Group B and Assembly Group A. The construction type would be classified as Type 1B, based on field observations.

USES: The building houses classrooms, studios, workshops, offices, theater, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	1,226,423
A-Substructure	Structural Slab on Grade	166,821
B10-Superstructure	Multi Floor Superstructure - High Cost	2,989,121
B2010-Exterior Walls	Brick Walls	517,421
B2020-Exterior Windows	Aluminum Windows	377,849
B2030-Exterior Doors	Door Assemblies	83,906
B30-Roofing	Modified Bitumen Roofing	177,062
C1010-Partitions	CMU Block Walls	657,101
C1020-Interior Doors	Swinging Doors	501,691
C1030-Fittings	Restroom Accessories	107,439
C1030-Fittings	Toilet Partitions	175,709
C20-Stairs	Stairs	170,030
C3010-Wall Finishes	Ceramic Tiles - Average	91,699
C3010-Wall Finishes	Painted Finish - Average	307,010
C3020-Floor Finishes	Carpeting	182,920
C3020-Floor Finishes	Ceramic Tile	28,797
C3020-Floor Finishes	Terrazzo	105,201
C3020-Floor Finishes	VCT	257,394
C3020-Floor Finishes	Wood Flooring	97,943
C3030-Ceiling Finishes	ACT System	326,131
	Hydraulic Freight/Passenger Elev. - Special	
D10-Conveying		178,279
D20-Plumbing	Rain Water Drainage - Average	134,444
D20-Plumbing	Sanitary Waste System - Low End	149,882
D2010-Plumbing Fixtures	Drinking Fountains	18,826
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	156,117
	Domestic Water Dist Complete - Low Volume	
D2020-Domestic Water Distribution		125,347
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	32,352
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	614,735
D3040-Distribution Systems	Air Constant Volume System	925,163
D3040-Distribution Systems	Exhaust - General Building	95,395
D3040-Distribution Systems	Exhaust - Restroom	235,356
D3040-Distribution Systems	Four Pipe System	1,414,007
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	459,662

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Distribution - Average Capacity	689,309
D5010-Electrical Service and Distribution	Feeder for Moderate Service	712,262
D5010-Electrical Service and Distribution	Switchgear - Average Duty	44,507
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	366,009
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	366,009
D5030-Communications and Security	Fire Alarm System - Average Density	362,494
D5030-Communications and Security	Telephone System - Average Density	227,483
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	49,582
Subtotal		15,954,396

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	3,988,599
Site Remediation (+ 5%)	797,720
Subtotal	4,786,319

Total Replacement Value 20,740,715

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Wood Flooring	2016	122,400
C3020-Floor Finishes	VCT	2011	321,625
D5030-Communications and Security	Telephone System - Average Density	2007	241,700
		2017	241,700
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	55,291
D20-Plumbing	Sanitary Waste System - Low End	2022	168,242
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	194,835
C1030-Fittings	Restroom Accessories	2021	134,278
D20-Plumbing	Rain Water Drainage - Average	2022	151,655
C3010-Wall Finishes	Painted Finish - Average	2011	381,986
		2021	381,986
B30-Roofing	Modified Bitumen Roofing	2019	221,164
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	458,125
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2007	222,849
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	516,575
D3040-Distribution Systems	Four Pipe System	2007	1,591,193
D5030-Communications and Security	Fire Alarm System - Average Density	2007	452,859
		2022	452,859
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	61,873
		2017	61,873
D3040-Distribution Systems	Exhaust - Restroom	2007	293,568
D3040-Distribution Systems	Exhaust - General Building	2007	107,817
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	23,696
B2030-Exterior Doors	Door Assemblies	2011	104,883
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	2007	140,992
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	862,275
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2019	768,807
C3020-Floor Finishes	Ceramic Tile	2021	36,000
C3020-Floor Finishes	Carpeting	2010	228,525
		2020	228,525

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
B2010-Exterior Walls	Brick Walls	2016	64,675
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	458,125
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	40,810
B2020-Exterior Windows	Aluminum Windows	2011	472,331
D3040-Distribution Systems	Air Constant Volume System	2007	1,040,259
C3030-Ceiling Finishes	ACT System	2007	407,550
		2022	407,550

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: JOHN BLACK BLDG.
Asset Number: 0222

STATISTICS

FCI Requirements Cost:	0	FCI:	0.43
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Current Replacement Value	849,277	Address 1	-
Size	4,780 SF	Address 2	-
Year Constructed	1971	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	General Maintenance
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	General Maintenance
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Black Building, building #0222, is located on the campus of Eastern Kentucky University, Richmond, KY 40475, in the Donaldson Service Complex, and is named for John Black, employee of the Division of Buildings and Grounds for 39 years. It serves as the campus paint shop.

Built in 1971, the 4,800 square foot, one story, 18 foot tall building appears to be type 2B construction, with exterior walls of painted CMU, steel columns, and an exposed steel roof structure. Windows are aluminum framed, single glazed, the roof is modified bitumen with no topcoat, exterior doors are metal, and there is no elevator.

The building's interior is divided by CMU partitions into workshops and support spaces for the campus painting operations. Interior and exterior doors are metal. Interior finishes are minimal, consisting of painted CMU walls, exposed roof deck and concrete floors, with some acoustical ceilings and VCT in staff areas.

All costs in USD.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as either Use Group F-1, a moderate-hazard factory and industrial occupancy or possibly H, high-hazard depending upon the materials stored and the methods used. The construction type would be classified as Type 2B, based on field observations.

USES: The building houses painting facilities and associated storage and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	80,224
A-Substructure	Structural Slab on Grade - Light Industrial	40,198
B10-Superstructure	Single Story Superstructure	49,421
B2010-Exterior Walls	CMU Block Walls	46,962
B2020-Exterior Windows	Aluminum Windows	16,793
B2030-Exterior Doors	Door Assembly	125,889
B30-Roofing	Modified Bitumen Roofing	35,036
C1010-Partitions	CMU Block Walls	34,141
C1020-Interior Doors	Swinging Doors	18,243
C1030-Fittings	Restroom Accessories	4,876
C1030-Fittings	Toilet Partitions	7,975
C3010-Wall Finishes	Painted Finish	6,480
C3030-Ceiling Finishes	ACT System	1,287
D20-Plumbing	Rain Water Drainage - Average	6,102
D20-Plumbing	Sanitary Waste System - High End	16,605
D2010-Plumbing Fixtures	Drinking Fountains	854
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	7,086
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	5,689
D2020-Domestic Water Distribution	Water Heater - Electric	6,888
D3040-Distribution Systems	Exhaust - General Building	4,330
D3040-Distribution Systems	Exhaust - Restroom	10,682
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	18,345
D5010-Electrical Service and Distribution	Distribution - Average Capacity	31,286
D5010-Electrical Service and Distribution	Feeder for Moderate Service	32,328
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2,020
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	16,612
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	16,612
D5030-Communications and Security	Telephone System - Average Density	10,325
Subtotal		653,289

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	163,323

All costs in USD.

Description	Cost
Site Remediation (+ 5%)	32,665
Subtotal	195,988
Total Replacement Value	849,277

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	20,650
D2020-Domestic Water Distribution	Water Heater - Electric	2007	8,604
		2017	8,604
D5030-Communications and Security	Telephone System - Average Density	2007	10,970
		2017	10,970
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	2,510
C1020-Interior Doors	Swinging Doors	2021	14,823
D20-Plumbing	Sanitary Waste System - High End	2019	18,660
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	8,843
C1030-Fittings	Restroom Accessories	2021	6,095
D20-Plumbing	Rain Water Drainage - Average	2019	6,883
C3010-Wall Finishes	Painted Finish	2009	8,063
		2019	8,063
B30-Roofing	Modified Bitumen Roofing	2007	43,797
		2017	43,797
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	20,793
D3040-Distribution Systems	Exhaust - Restroom	2007	13,324
D3040-Distribution Systems	Exhaust - General Building	2007	4,894
D2010-Plumbing Fixtures	Drinking Fountains	2007	1,076
B2030-Exterior Doors	Door Assembly	2009	157,361
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	2007	6,399
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	39,136
B2010-Exterior Walls	CMU Block Walls	2009	9,389
C1010-Partitions	CMU Block Walls	2021	21,331
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	20,793
B2020-Exterior Windows	Aluminum Windows	2011	20,993
C3030-Ceiling Finishes	ACT System	2007	1,609
		2022	1,609

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: JOHN ROWLETT BLDG
Asset Number: 0122

STATISTICS

FCI Requirements Cost:	0	FCI:	0.49
Current Replacement Value	10,125,467	Address 1	-
Size	53,566 SF	Address 2	-
Year Constructed	1976	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Wilson, Bond and Associates
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 2B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES
5-YR Building Condition Code	4. Remodeling C	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Rowlett Building, building #0122, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. It is named for John D. Rowlett, Eastern's former Vice President for Academic Affairs and Research who lead the establishment and growth of nurse-education and allied health programs at EKU which are housed there, as are the student health services and clinic.

Completed in 1976, the approximately 53,500 square foot, three story building, with two mechanical penthouses, appears to be type 2B, cast-in-place concrete frame construction one-way slab floors and exterior walls of CMU faced with fired clay brick and limestone panels. One portion of the roof appears to be framed with unprotected bar joists. Windows throughout are single glazed, bronze anodized aluminum framed units, the roof is modified bitumen with a white granular topcoat, except the mechanical penthouses which appear to have gravel over standard built-up roofs. Rowlett is served by one passenger elevator.

All costs in USD.

Interior finishes are typically acoustical tile ceilings, vinyl tile floors with some carpet, and ceramic tile, walls are generally GWB, painted CMU, or demountable partitions. Interior doors are typically painted wood and exterior metal.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B. The construction type would be classified as Type 2B, based on field observations.

USES: The building houses classrooms, administrative offices, outpatient the health clinic, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	299,670
A-Substructure	Structural Slab on Grade	113,131
B10-Superstructure	Multi Floor Superstructure	531,907
B2010-Exterior Walls	Brick Walls	298,512
B2020-Exterior Windows	Aluminum Windows	335,866
B2030-Exterior Doors	Door Assembly	47,607
B2030-Exterior Doors	Entry Door Assembly	125,859
B30-Roofing	Modified Bitumen Roofing	130,876
C1010-Partitions	CMU Block Walls	99,994
C1010-Partitions	Demountable Vinyl Partitions	149,789
C1010-Partitions	GWB Walls	120,139
C1020-Interior Doors	Swinging Doors	319,258
C1030-Fittings	Restroom Accessories	54,646
C1030-Fittings	Toilet Partitions	89,369
C20-Stairs	Stairs	121,450
C3010-Wall Finishes	Ceramic Tiles	25,237
C3010-Wall Finishes	Painted Finish	34,560
C3020-Floor Finishes	Carpeting	91,460
C3020-Floor Finishes	Ceramic Tile	63,353
C3020-Floor Finishes	VCT	149,455
C3030-Ceiling Finishes	ACT System	229,862
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	178,279
D20-Plumbing	Rain Water Drainage - Average	68,381
D20-Plumbing	Sanitary Waste System - Low End	76,233
D2010-Plumbing Fixtures	Drinking Fountains	9,575
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	79,405
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	105,471
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	246,824
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	312,668
D3040-Distribution Systems	Air Constant Volume System	470,558
D3040-Distribution Systems	Exhaust - General Building	48,520
D3040-Distribution Systems	Exhaust - Restroom	119,707
D3040-Distribution Systems	Four Pipe System	719,194
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	233,794

All costs in USD.

System	System Name	Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	205,583
D5010-Electrical Service and Distribution	Distribution - Average Capacity	350,598
D5010-Electrical Service and Distribution	Feeder for Moderate Service	362,272
D5010-Electrical Service and Distribution	Switchgear - Average Duty	22,637
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	186,160
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	186,160
D5030-Communications and Security	Fire Alarm System - Average Density	184,372
D5030-Communications and Security	Telephone System - Average Density	115,703
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	25,219
Subtotal		7,788,821

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,947,205
Site Remediation (+ 5%)	389,441
Subtotal	2,336,646

Total Replacement Value 10,125,467

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2009	231,405
C3020-Floor Finishes	VCT	2011	186,750
C1030-Fittings	Toilet Partitions	2016	111,819
D5030-Communications and Security	Telephone System - Average Density	2007	122,934
		2017	122,934
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	28,122
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	99,097
C1030-Fittings	Restroom Accessories	2016	68,297
C3010-Wall Finishes	Painted Finish	2011	43,000
		2021	43,000
B30-Roofing	Modified Bitumen Roofing	2007	163,599
		2017	163,599
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	233,012
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2009	222,849
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	262,741
D3040-Distribution Systems	Four Pipe System	2007	809,315
D5030-Communications and Security	Fire Alarm System - Average Density	2007	230,334
		2022	230,334
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	31,470
		2017	31,470
D3040-Distribution Systems	Exhaust - Restroom	2007	149,315
D3040-Distribution Systems	Exhaust - General Building	2007	54,838
B2030-Exterior Doors	Entry Door Assembly	2011	157,324
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2022	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	12,052
B2030-Exterior Doors	Door Assembly	2011	59,508
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	118,716
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	438,572
C1010-Partitions	Demountable Vinyl Partitions	2016	187,250
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	391,032

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3010-Wall Finishes	Ceramic Tiles	2021	31,550
C3020-Floor Finishes	Ceramic Tile	2016	79,200
C3020-Floor Finishes	Carpeting	2007	114,263
		2017	114,263
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	233,012
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	308,674
B2020-Exterior Windows	Aluminum Windows	2011	419,850
D3040-Distribution Systems	Air Constant Volume System	2007	529,098
C3030-Ceiling Finishes	ACT System	2007	287,248
		2022	287,248

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: JONES BLDG
Asset Number: 0214

STATISTICS

FCI Requirements Cost:	0	FCI:	0.33
Current Replacement Value	7,743,426	Address 1	-
Size	36,012 SF	Address 2	-
Year Constructed	1968	City	Richmond
Year Renovated	1983	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Johnson and Romanowitz
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Jones Building, building #0214, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named in honor of Dr. W. C. Jones, former Dean of the Faculty at Eastern and Professor of Education, the Jones building was added to the Coates Administration Building in the late 1960's and houses a variety of administration offices.

Completed in 1969, the approximately 25,000 square foot, four story building appears to be type 1B, with a cast-in-place concrete frame, concrete slab floors, and exterior walls of CMU faced with fired clay brick. Windows throughout are single glazed, bronze anodized aluminum framed units, the roof is modified bitumen with a white granular topcoat, and there is a masonry mechanical enclosure on the roof. Campbell is served by one passenger elevator.

Interior walls are painted concrete, GWB, and CMU, ceiling finishes are typically acoustical tile ceilings, floors are vinyl tile, carpet, terrazzo, and ceramic tile. Interior doors are typically wood.

All costs in USD.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B. The construction type would be classified as Type 1B, based on field observations.

USES: The building houses administrative offices and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	151,100
A-Substructure	Grade Beams	11,722
A-Substructure	Structural Slab on Grade	57,043
B10-Superstructure	Multi Floor Superstructure	1,022,107
B2010-Exterior Walls	Brick Screen Walls	19,901
B2010-Exterior Walls	Brick Walls	169,157
B2010-Exterior Walls	Concrete Walls	148,536
B2020-Exterior Windows	Aluminum Windows	251,899
B2030-Exterior Doors	Aluminum Doors	83,906
B30-Roofing	Modified Bitumen Roofing	60,545
C1010-Partitions	CMU Block Walls	25,713
C1010-Partitions	GWB Partitions on Furring	12,211
C1010-Partitions	GWB Walls	284,774
C1020-Interior Doors	Swinging Doors	262,247
C1030-Fittings	Restroom Accessories	18,363
C1030-Fittings	Toilet Partitions	30,031
C20-Stairs	Stairs	213,974
C3010-Wall Finishes	Painted Finish	60,480
C3010-Wall Finishes	Wood Paneling	14,184
C3020-Floor Finishes	Carpeting	224,493
C3020-Floor Finishes	Ceramic Tile	17,278
C3020-Floor Finishes	Terrazzo	13,150
C3020-Floor Finishes	VAT	22,833
C3030-Ceiling Finishes	ACT System	137,318
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	178,279
D20-Plumbing	Rain Water Drainage - Average	45,972
D20-Plumbing	Sanitary Waste System - Low End	51,251
D2010-Plumbing Fixtures	Drinking Fountains	6,437
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	53,383
D2010-Plumbing Fixtures	Service/Utility Sinks	8,182
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	70,907
D2020-Domestic Water Distribution	Water Heater - Electric	51,893
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	165,938
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	210,204

All costs in USD.

System	System Name	Cost
D3040-Distribution Systems	Air Constant Volume System	316,352
D3040-Distribution Systems	Condenser Water Heat Exchanger	81,271
D3040-Distribution Systems	Distribution Piping - Steam	92,830
D3040-Distribution Systems	Exhaust - General Building	32,619
D3040-Distribution Systems	Exhaust - Restroom	80,478
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	157,178
D40-Fire Protection	Fire Extinguishers	1,177
D5010-Electrical Service and Distribution	Distribution - Average Capacity	235,704
D5010-Electrical Service and Distribution	Feeder for Moderate Service	243,553
D5010-Electrical Service and Distribution	Switchgear - Average Duty	15,219
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	125,154
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	125,154
D5030-Communications and Security	Fire Alarm System - Average Density	123,952
D5030-Communications and Security	Telephone System - Average Density	77,786
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	75,687
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	16,954
Subtotal		5,956,479
Overhead Cost		
Description		Cost
Equipment and Furnishings (+ 25%)		1,489,120
Site Remediation (+ 5%)		297,824
Subtotal		1,786,944
Total Replacement Value		7,743,423

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Electric	2007	64,822
		2017	64,822
C3020-Floor Finishes	VAT	2011	28,531
C1030-Fittings	Toilet Partitions	2009	37,575
D5030-Communications and Security	Telephone System - Average Density	2007	82,648
		2017	82,648
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	18,906
C1020-Interior Doors	Swinging Doors	2018	213,076
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	10,353
D20-Plumbing	Sanitary Waste System - Low End	2018	57,529
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	66,622
C1030-Fittings	Restroom Accessories	2011	22,950
D20-Plumbing	Rain Water Drainage - Average	2018	51,857
C3010-Wall Finishes	Painted Finish	2011	75,250
		2021	75,250
B30-Roofing	Modified Bitumen Roofing	2013	75,625
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	156,652
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2009	222,849
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	176,639
D40-Fire Protection	Fire Extinguishers	2007	1,350
D5030-Communications and Security	Fire Alarm System - Average Density	2007	154,852
		2022	154,852
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	21,157
		2017	21,157
D3040-Distribution Systems	Exhaust - Restroom	2007	100,383
D3040-Distribution Systems	Exhaust - General Building	2007	36,867
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	2010	94,609
D2010-Plumbing Fixtures	Drinking Fountains	2007	8,103
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	79,812
D3040-Distribution Systems	Distribution Piping - Steam	2007	116,139
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	294,848

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D3040-Distribution Systems	Condenser Water Heat Exchanger	2007	101,734
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	262,888
C3020-Floor Finishes	Ceramic Tile	2016	21,600
C3020-Floor Finishes	Carpeting	2013	280,463
B2010-Exterior Walls	Brick Screen Walls	2008	14,925
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	156,652
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	207,519
B2020-Exterior Windows	Aluminum Windows	2016	314,888
B2030-Exterior Doors	Aluminum Doors	2016	104,883
D3040-Distribution Systems	Air Constant Volume System	2007	355,709
C3030-Ceiling Finishes	ACT System	2007	171,600
		2022	171,600

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: KEEN JOHNSON BUILDING
Asset Number: 0204

STATISTICS

FCI Requirements Cost:	0	FCI:	0.30
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Current Replacement Value	15,060,789	Address 1	-
Size	61,510 SF	Address 2	-
Year Constructed	1939	City	Richmond
Year Renovated	1989	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	C.C. & S.K. Weber, Inc. Architects
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 1B
Type	Building	Use	Other
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Keen Johnson Building, Building 0204, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The three [3] story university centerpiece building was originally constructed in approximately 1939. A ground floor student bookstore expansion was completed in approximately 1969. A comprehensive and historically accurate interior renovation was completed in approximately 1989. The entire building contains approximately 61,510 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-3 and the construction type would be classified as Type 1B, Unsprinklered.

USES: The building houses the university ballroom, conference facilities, reception facilities, small performing arts theater, administrative and faculty lounge and support spaces plus the university bookstore on the ground floor.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 12' - Full Basement	51,442
A-Substructure	Structural Slab on Grade - Non Industrial	129,909
B10-Superstructure	Multi Floor Superstructure - High Cost	1,745,801
B2010-Exterior Walls	Brick Walls	399,655
B2010-Exterior Walls	Metal Paneled Wall - High Quality	32,763
B2010-Exterior Walls	Stone Veneer Walls - Deluxe	368,364
B2020-Exterior Windows	Steel Windows	263,917
B2030-Exterior Doors	Door Assembly 1 - Deluxe High Cost	85,970
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	98,458
B2030-Exterior Doors	Door Assembly 5 - Average	68,667
B30-Roofing	BUR (Built up Roofing)	18,324
B30-Roofing	Gutters and Downspouts - Maximum	31,169
B30-Roofing	Slate and Clay Tile Roofing	288,457
C1010-Partitions	CMU Block Walls - Plain	65,896
C1010-Partitions	CMU Walls - Glazed 1 Side	131,259
C1010-Partitions	GWB Partitions on Furring	18,317
C1010-Partitions	GWB Walls - Standard	129,733
C1010-Partitions	Plaster Walls	521,919
C1020-Interior Doors	Swinging Doors - Average	45,608
C1020-Interior Doors	Swinging Doors - High End	74,900
C1030-Fittings	Restroom Accessories - Average	62,750
C1030-Fittings	Toilet Partitions - Average	102,623
C20-Stairs	Stairs - Average	24,290
C20-Stairs	Stairs - High End	178,312
C3010-Wall Finishes	Ceramic Tiles - Average	50,348
C3010-Wall Finishes	Marble Finish	135,179
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	14,106
C3010-Wall Finishes	Painted Finish - Average	46,397
C3010-Wall Finishes	Raised Wood Paneling - High End	138,921
C3010-Wall Finishes	Wall Covering - Vinyl	8,409
C3020-Floor Finishes	Carpeting 2 - High Quality	70,674
C3020-Floor Finishes	Carpeting 3 - Average	113,753
C3020-Floor Finishes	Quarry Tile - Average	33,875
C3020-Floor Finishes	Stone Finish - Quality	74,145

All costs in USD.

System	System Name	Cost
C3020-Floor Finishes	Terrazzo - Standard	53,915
C3020-Floor Finishes	VCT 2 - High Quality	232,767
C3020-Floor Finishes	Wood Flooring - Premium	80,196
C3030-Ceiling Finishes	ACT Concealed Spline System	66,874
C3030-Ceiling Finishes	ACT System - Deluxe	81,131
C3030-Ceiling Finishes	ACT System - Standard	42,912
C3030-Ceiling Finishes	Painted Plaster	272,664
D10-Conveying	Hydraulic Freight/Passenger Elev.	104,489
D20-Plumbing	Rain Water Drainage - Average	3,191
D20-Plumbing	Sanitary Waste System - High End	213,674
D2010-Plumbing Fixtures	Drinking Fountains	10,995
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	22,386
D2010-Plumbing Fixtures	Restroom Fixtures	199,576
D2020-Domestic Water Distribution	Domestic Water Distribution	121,112
D3020-Heat Generating Systems	Boiler - Electric	75,619
D3030-Cooling Generating Systems	Chiller - Reciprocating	246,305
D3030-Cooling Generating Systems	Cooling Tower	94,751
D3040-Distribution Systems	Air Constant Volume System	307,462
D3040-Distribution Systems	Exhaust - General Building	55,715
D3040-Distribution Systems	Heat Generation - Central Steam Supply	90,141
D3040-Distribution Systems	Two Pipe Fan Coil System	469,921
D3050-Terminal and Package Units	Split Ductless Systems	30,662
D3060-Controls and Instrumentation	DDC System	214,157
D40-Fire Protection	Fire Extinguishers	2,010
D40-Fire Protection	Fire Supression Standpipe System	50,566
D5010-Electrical Service and Distribution	Distribution - Average Capacity	402,592
D5010-Electrical Service and Distribution	Feeder for Average Service	81,718
D5010-Electrical Service and Distribution	Switchgear - Light Duty	17,145
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	213,768
D5030-Communications and Security	Clock System - Average Building	217,235
D5030-Communications and Security	Fire Alarm System - Average Density	211,715
D5030-Communications and Security	LAN System - Medium	182,020
D5030-Communications and Security	Public Address System - Average	87,084
D5030-Communications and Security	Security System - Light Density	55,766
D5030-Communications and Security	Telephone System - Average Density	132,862

All costs in USD.

System	System Name	Cost
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	75,687
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	17,375
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	40,987
E-Equipment and Furnishings	Food Service Counters - High End	47,486
E-Equipment and Furnishings	Furnishings - High End	691,766
E-Equipment and Furnishings	Kitchen Cabinets - Average	7,550
E-Equipment and Furnishings	Kitchen Equipment - Average	47,290
E-Equipment and Furnishings	Point of Sale System	8,119
E-Equipment and Furnishings	Theater And Stage Equip - Economy	190,782
E-Equipment and Furnishings	Theater Curtain - Electrically Operated	88,772
Subtotal		11,585,220

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	2,896,306
Site Remediation (+ 5%)	579,261
Subtotal	3,475,567

Total Replacement Value 15,060,787

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Wood Flooring - Premium	2021	100,238
C3010-Wall Finishes	Wall Covering - Vinyl	2022	10,498
C3020-Floor Finishes	VCT 2 - High Quality	2021	290,850
D3040-Distribution Systems	Two Pipe Fan Coil System	2007	528,806
C1030-Fittings	Toilet Partitions - Average	2014	128,402
E-Equipment and Furnishings	Theater Curtain - Electrically Operated	2014	110,945
E-Equipment and Furnishings	Theater And Stage Equip - Economy	2009	238,484
C3020-Floor Finishes	Terrazzo - Standard	2021	67,381
D5030-Communications and Security	Telephone System - Average Density	2007	141,165
		2017	141,165
D5010-Electrical Service and Distribution	Switchgear - Light Duty	2007	21,529
C1020-Interior Doors	Swinging Doors - High End	2021	60,856
A-Substructure	Structural Slab on Grade - Non Industrial	2021	8,124
B2010-Exterior Walls	Stone Veneer Walls - Deluxe	2021	23,023
C3020-Floor Finishes	Stone Finish - Quality	2021	92,670
B2020-Exterior Windows	Steel Windows	2007	329,895
C20-Stairs	Stairs - High End	2021	66,867
C20-Stairs	Stairs - Average	2021	9,109
D3050-Terminal and Package Units	Split Ductless Systems	2018	38,325
B30-Roofing	Slate and Clay Tile Roofing	2021	360,602
D5030-Communications and Security	Security System - Light Density	2007	69,968
		2017	69,968
D20-Plumbing	Sanitary Waste System - High End	2007	240,120
D2010-Plumbing Fixtures	Restroom Fixtures	2010	249,116
C1030-Fittings	Restroom Accessories - Average	2014	78,425
C3010-Wall Finishes	Raised Wood Paneling - High End	2021	112,863
D20-Plumbing	Rain Water Drainage - Average	2011	3,600
C3020-Floor Finishes	Quarry Tile - Average	2021	42,350
D5030-Communications and Security	Public Address System - Average	2007	109,180
		2022	109,180
E-Equipment and Furnishings	Point of Sale System	2013	10,252
C3030-Ceiling Finishes	Painted Plaster	2021	170,406
C3010-Wall Finishes	Painted Finish - Average	2011	57,728
		2021	57,728

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	2011	17,670
B10-Superstructure	Multi Floor Superstructure - High Cost	2021	109,103
B2010-Exterior Walls	Metal Paneled Wall - High Quality	2021	10,238
C3010-Wall Finishes	Marble Finish	2021	168,960
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	267,569
D5030-Communications and Security	LAN System - Medium	2007	193,449
		2022	193,449
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	2007	27,680
E-Equipment and Furnishings	Kitchen Equipment - Average	2016	59,112
E-Equipment and Furnishings	Kitchen Cabinets - Average	2014	9,437
D10-Conveying	Hydraulic Freight/Passenger Elev.	2007	130,611
D3040-Distribution Systems	Heat Generation - Central Steam Supply	2007	113,025
B30-Roofing	Gutters and Downspouts - Maximum	2021	39,213
E-Equipment and Furnishings	Furnishings - High End	2021	864,984
A-Substructure	Foundation Wall and Footings 12' - Full Basement	2021	3,215
E-Equipment and Furnishings	Food Service Counters - High End	2016	59,357
D40-Fire Protection	Fire Supression Standpipe System	2020	37,829
D40-Fire Protection	Fire Extinguishers	2020	2,307
D5030-Communications and Security	Fire Alarm System - Average Density	2007	264,493
		2017	264,493
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2007	21,529
		2017	21,529
D3040-Distribution Systems	Exhaust - General Building	2007	62,971
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	2007	94,609
D2010-Plumbing Fixtures	Drinking Fountains	2007	13,840
B2030-Exterior Doors	Door Assembly 5 - Average	2007	85,833
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2021	123,072
B2030-Exterior Doors	Door Assembly 1 - Deluxe High Cost	2021	107,462
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	136,322
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	503,613
D3060-Controls and Instrumentation	DDC System	2007	267,569

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D3030-Cooling Generating Systems	Cooling Tower	2015	118,407
C1010-Partitions	CMU Walls - Glazed 1 Side	2021	82,026
D5030-Communications and Security	Clock System - Average Building	2007	271,413
		2017	271,413
D3030-Cooling Generating Systems	Chiller - Reciprocating	2007	307,550
C3010-Wall Finishes	Ceramic Tiles - Average	2014	62,942
C3020-Floor Finishes	Carpeting 3 - Average	2011	142,188
		2021	142,188
C3020-Floor Finishes	Carpeting 2 - High Quality	2016	88,294
B30-Roofing	BUR (Built up Roofing)	2011	22,906
B2010-Exterior Walls	Brick Walls	2021	49,955
D3020-Heat Generating Systems	Boiler - Electric	2010	94,572
D3040-Distribution Systems	Air Constant Volume System	2007	345,713
C3030-Ceiling Finishes	ACT System - Standard	2011	53,625
C3030-Ceiling Finishes	ACT System - Deluxe	2021	101,473
C3030-Ceiling Finishes	ACT Concealed Spline System	2007	83,550

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: KEITH
Asset Number: 0121

STATISTICS

FCI Requirements Cost:	0	FCI:	0.41
Current Replacement Value	8,475,818	Address 1	-
Size	36,958 SF	Address 2	-
Year Constructed	1955	City	Richmond
Year Renovated	1975	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Brock and Johnson
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 3B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: Keith, building #0121, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Built originally as a residence hall and named in honor of Dr. and Mrs. Charles Alexander Keith, it now houses academic and administrative offices. Dr. Keith, a Rhodes Scholar, former Major League Baseball pitcher, Dean of Men, and Chairman of Social Sciences, served Eastern for more than forty years, while Mrs. Keith served as Director of Men's residences.

Completed in 1955, the approximately 37,000 square foot, three story building, with partial basement, appears to be type 3B construction, with a cast-in-place concrete foundation, frame, and floor slabs, and exterior walls of brick and block with limestone sills. Windows throughout are single glazed with clear anodized aluminum frames, the roof is asphalt shingle on a wood deck, with concealed gutters, painted wood soffits, and aluminum downspouts. There are two elevators, installed in the 1976, when the building was converted to office uses.

All costs in USD.

Interior finishes are typically painted plaster or acoustical tile ceilings, vinyl tile or carpet floors, and glazed or painted CMU walls, and ceramic tile walls and floors in toilet rooms.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 3B, based on field observations, as the roof framing is untreated wood.

USES: The building houses academic offices, administrative offices, and small meeting rooms.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	573,843
A-Substructure	Structural Slab on Grade	78,055
B10-Superstructure	Multi Floor Superstructure	1,048,957
B2010-Exterior Walls	Brick Walls	417,917
B2020-Exterior Windows	Aluminum Windows	436,625
B2030-Exterior Doors	Door Assemblies	104,883
B30-Roofing	Asphalt Shingled Roofing	68,653
B30-Roofing	Gutters and Downspouts	18,728
C1010-Partitions	CMU Block Walls	263,969
C1020-Interior Doors	Swinging Doors - Average	342,062
C1030-Fittings	Restroom Accessories	37,703
C1030-Fittings	Toilet Partitions	61,661
C20-Stairs	Stairs	97,160
C3010-Wall Finishes	Ceramic Tiles	37,856
C3010-Wall Finishes	Painted Finish	31,932
C3020-Floor Finishes	Carpeting	182,920
C3020-Floor Finishes	Ceramic Tile	21,310
C3020-Floor Finishes	VCT	49,818
C3030-Ceiling Finishes	ACT System	128,736
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	356,558
D2010-Plumbing Fixtures	Drinking Fountains	6,607
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	54,785
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	72,770
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	170,297
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	215,726
D3040-Distribution Systems	Air Constant Volume System	324,663
D3040-Distribution Systems	Exhaust - General Building	33,476
D3040-Distribution Systems	Exhaust - Restroom	82,592
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	161,307
D5010-Electrical Service and Distribution	Distribution - Average Capacity	241,896
D5010-Electrical Service and Distribution	Feeder for Moderate Service	249,951
D5010-Electrical Service and Distribution	Switchgear - Average Duty	15,619
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	128,442
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	128,442

All costs in USD.

System	System Name	Cost
D5030-Communications and Security	Fire Alarm System - Average Density	127,208
D5030-Communications and Security	Telephone System - Average Density	79,829
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	17,400
Subtotal		6,519,864

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,629,965
Site Remediation (+ 5%)	325,993
Subtotal	1,955,958

Total Replacement Value 8,475,822

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT	2011	62,250
C1030-Fittings	Toilet Partitions	2016	77,150
D5030-Communications and Security	Telephone System - Average Density	2007	84,819
		2017	84,819
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	19,403
C1020-Interior Doors	Swinging Doors - Average	2011	277,925
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	68,372
C1030-Fittings	Restroom Accessories	2016	47,121
C3010-Wall Finishes	Painted Finish	2010	39,730
		2020	39,730
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	160,767
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2007	445,697
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	181,279
B30-Roofing	Gutters and Downspouts	2011	23,561
D5030-Communications and Security	Fire Alarm System - Average Density	2007	158,919
		2022	158,919
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	21,713
		2017	21,713
D3040-Distribution Systems	Exhaust - Restroom	2007	103,020
D3040-Distribution Systems	Exhaust - General Building	2007	37,836
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	8,316
B2030-Exterior Doors	Door Assemblies	2016	131,103
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	81,908
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	302,594
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	269,793
C3010-Wall Finishes	Ceramic Tiles	2021	47,325
C3020-Floor Finishes	Ceramic Tile	2016	26,640
C3020-Floor Finishes	Carpeting	2011	228,525
		2021	228,525
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	160,767

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	212,970
B30-Roofing	Asphalt Shingled Roofing	2016	85,773
B2020-Exterior Windows	Aluminum Windows	2011	545,805
D3040-Distribution Systems	Air Constant Volume System	2007	365,053
C3030-Ceiling Finishes	ACT System	2011	160,875

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: L. O. MARTIN
Asset Number: 0220

STATISTICS

FCI Requirements Cost:	0	FCI:	0.27
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Current Replacement Value	4,088,852	Address 1	-
Size	35,320 SF	Address 2	-
Year Constructed	1971	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Storage
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	Storage
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

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ASSET DESCRIPTION

GENERAL: The Martin Building, building #0220, is located on the campus of Eastern Kentucky University, Richmond, KY 40475, in the Donaldson Service Complex, and is named for Larry O. Martin, former Director of Food Services and serves as the receiving and central storage facility.

Built in 1971, the 37,000 square foot, one story, 18 foot tall building appears to be type 2B construction, with exterior walls of painted CMU, steel columns, and an exposed steel roof structure. Windows are aluminum framed, single glazed, the roof is modified bitumen with a granular topcoat, exterior doors are metal, and there is no elevator. The building is accessed on grade along the south side, and by utilizing the slope of the site it has loading dock access along the north side.

The building's interior is divided by CMU and GWB partitions into storage space, offices, and support spaces. Interior and exterior doors are metal.

Interior finishes typically are painted and unpainted CMU walls, GWB, and exposed roof deck, with concrete floors, and some acoustical ceilings, carpet, All costs in USD.

and VCT in office areas.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as mixed with Use Group S-2, a low-hazard storage and B, business occupancies. The construction type would be classified as Type 2B, based on field observations.

USES: The building houses storage spaces, offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	592,784
A-Substructure	Structural Slab on Grade - Light Industrial	297,027
B10-Superstructure	Single Story Superstructure	365,181
B2010-Exterior Walls	CMU Block Walls	132,081
B2020-Exterior Windows	Aluminum Windows	16,793
B2030-Exterior Doors	Door Assembly	114,444
B30-Roofing	Modified Bitumen Roofing	258,888
C1010-Partitions	CMU Block Walls	64,282
C1010-Partitions	GWB Walls	24,473
C1020-Interior Doors	Swinging Doors	45,608
C1030-Fittings	Restroom Accessories	3,673
C1030-Fittings	Toilet Partitions	6,006
C20-Stairs	Stairs	24,290
C3010-Wall Finishes	Painted Finish	15,552
C3020-Floor Finishes	Carpeting	8,315
C3020-Floor Finishes	VCT	4,152
C3030-Ceiling Finishes	ACT System	8,582
D20-Plumbing	Sanitary Waste System - High End	122,695
D2010-Plumbing Fixtures	Drinking Fountains	6,314
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	42,038
D3040-Distribution Systems	Exhaust - General Building	31,993
D40-Fire Protection	Fire Extinguishers	1,154
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	135,556
D5010-Electrical Service and Distribution	Distribution - Average Capacity	231,175
D5010-Electrical Service and Distribution	Feeder for Moderate Service	238,873
D5010-Electrical Service and Distribution	Switchgear - Average Duty	14,926
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	122,749
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	122,749
D5030-Communications and Security	Telephone System - Average Density	76,291
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	16,628
Subtotal		3,145,272

Overhead Cost

All costs in USD.

Description	Cost
Equipment and Furnishings (+ 25%)	786,318
Site Remediation (+ 5%)	157,264
Subtotal	943,582
Total Replacement Value	4,088,854

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	152,582
C3020-Floor Finishes	VCT	2014	5,188
D5030-Communications and Security	Telephone System - Average Density	2007	81,059
		2017	81,059
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	18,543
C1020-Interior Doors	Swinging Doors	2021	37,057
D20-Plumbing	Sanitary Waste System - High End	2019	137,880
C1030-Fittings	Restroom Accessories	2022	4,590
C3010-Wall Finishes	Painted Finish	2009	19,350
		2019	19,350
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	153,642
C1010-Partitions	GWB Walls	2021	15,297
D40-Fire Protection	Fire Extinguishers	2007	1,325
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	20,751
		2017	20,751
D3040-Distribution Systems	Exhaust - General Building	2007	36,159
D2010-Plumbing Fixtures	Drinking Fountains	2007	7,947
B2030-Exterior Doors	Door Assembly	2009	143,056
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Low Volume	2007	47,285
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	289,183
B2010-Exterior Walls	CMU Block Walls	2009	26,406
C1010-Partitions	CMU Block Walls	2021	40,163
C3020-Floor Finishes	Carpeting	2009	10,388
		2019	10,388
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	153,642
B2020-Exterior Windows	Aluminum Windows	2011	20,993
C3030-Ceiling Finishes	ACT System	2007	10,725
		2022	10,725

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: LITTLE BLDG.
Asset Number: 0127

STATISTICS

FCI Requirements Cost:	0	FCI:	0.12
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Current Replacement Value	15,398,897	Address 1	-
Size	60,691 SF	Address 2	-
Year Constructed	1996	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Sherman, Carter, Barnhart Architects
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Education/Support
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	2. Remodeling A	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Little Building, Building 0127, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The building is an integral part of the university library complex. The four [4] story building was originally constructed in approximately 1996. The building contains approximately 60,691 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-3 and the construction type would be classified as Type 1B, Sprinklered.

USES: The building houses university library functions and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	55,897
A-Substructure	Grade Beams - Average	214,874
A-Substructure	Structural Slab on Grade - Non Industrial	96,135
B10-Superstructure	Multi Floor Superstructure - High Cost	1,722,556
B2010-Exterior Walls	Stone Veneer Walls - Deluxe	909,069
B2020-Exterior Windows	Curtain Wall System - High End	1,649,504
B2030-Exterior Doors	Door Assembly 2 - High Cost	167,812
B30-Roofing	BUR (Built up Roofing)	111,213
B3021-Glazed Roof Openings	Aluminum Skylights	432,801
C1010-Partitions	CMU Block Walls - Facing 2 Sides	115,708
C1010-Partitions	GWB Partitions on Furring	46,134
C1010-Partitions	GWB Walls - Standard	307,049
C1020-Interior Doors	Swinging Doors - Average	216,639
C1030-Fittings	Restroom Accessories - Average	61,914
C1030-Fittings	Toilet Partitions - Average	101,257
C20-Stairs	Stairs - Average	36,435
C20-Stairs	Stairs - High End	106,987
C3010-Wall Finishes	Ceramic Tiles - Average	38,234
C3010-Wall Finishes	Painted Finish - Average	230,828
C3020-Floor Finishes	Carpeting 2 - High Quality	429,031
C3020-Floor Finishes	Ceramic Tile - Average	55,923
C3020-Floor Finishes	VCT 4 - Average	122,200
C3030-Ceiling Finishes	ACT System - Deluxe	265,846
C3030-Ceiling Finishes	Painted Plaster	49,173
D10-Conveying	Hydraulic Freight/Passenger Elev.	356,558
D20-Plumbing	Rain Water Drainage - Average	77,477
D20-Plumbing	Sanitary Waste System	86,373
D2010-Plumbing Fixtures	Drinking Fountains	10,849
D2010-Plumbing Fixtures	Restroom Fixtures	89,966
D2010-Plumbing Fixtures	Service/Utility Sinks	13,788
D2020-Domestic Water Distribution	Domestic Water Dist Complete	72,234
D3030-Cooling Generating Systems	Chiller	117,985
D3030-Cooling Generating Systems	Cooling Tower	70,586
D3040-Distribution Systems	Exhaust - General Building	54,974

All costs in USD.

System	System Name	Cost
D3040-Distribution Systems	Heat Generation - Central Steam Supply	88,940
D3040-Distribution Systems	VAV with Central AHU	728,245
D3060-Controls and Instrumentation	HVAC Controls	99,110
D40-Fire Protection	Wet Sprinkler System wo/Pump	232,929
D5010-Electrical Service and Distribution	Distribution System - Light Duty	249,609
D5010-Electrical Service and Distribution	Feeder for Average Service	80,630
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	210,922
D5030-Communications and Security	Clock System - Average Building	214,343
D5030-Communications and Security	Fire Alarm System - Average Density	208,896
D5030-Communications and Security	LAN System - Medium	179,597
D5030-Communications and Security	Security System - Light Density	55,024
D5030-Communications and Security	Telephone System - Average Density	131,093
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	33,572
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	28,573
E-Equipment and Furnishings	Food Service Counters - High End	7,914
E-Equipment and Furnishings	Kitchen Equipment - Average	23,645
E-Equipment and Furnishings	Office Equipment - Low Density	71,664
E-Equipment and Furnishings	Point of Sale System	24,034
E-Equipment and Furnishings	School Equipment - High End	682,555
Subtotal		11,845,304

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	2,961,326
Site Remediation (+ 5%)	592,265
Subtotal	3,553,591

Total Replacement Value 15,398,895

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2011	152,694
D5030-Communications and Security	Telephone System - Average Density	2007	139,286
		2017	139,286
D5030-Communications and Security	Security System - Light Density	2007	69,036
		2017	69,036
E-Equipment and Furnishings	School Equipment - High End	2016	853,467
C1030-Fittings	Restroom Accessories - Average	2021	77,381
E-Equipment and Furnishings	Point of Sale System	2010	30,346
		2020	30,346
C3010-Wall Finishes	Painted Finish - Average	2011	287,199
		2021	287,199
E-Equipment and Furnishings	Office Equipment - Low Density	2021	89,519
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	264,006
D5030-Communications and Security	LAN System - Medium	2011	190,873
D3060-Controls and Instrumentation	HVAC Controls	2018	123,658
D5030-Communications and Security	Fire Alarm System - Average Density	2007	260,971
		2017	260,971
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	35,656
		2017	35,656
D3040-Distribution Systems	Exhaust - General Building	2021	62,132
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	41,725
		2017	41,725
D2010-Plumbing Fixtures	Drinking Fountains	2021	13,655
D3030-Cooling Generating Systems	Cooling Tower	2018	88,002
D5030-Communications and Security	Clock System - Average Building	2017	267,799
C3010-Wall Finishes	Ceramic Tiles - Average	2021	47,798
C3020-Floor Finishes	Ceramic Tile - Average	2021	69,912
C3020-Floor Finishes	Carpeting 2 - High Quality	2011	535,995
		2021	535,995
B30-Roofing	BUR (Built up Roofing)	2016	139,020
C3030-Ceiling Finishes	ACT System - Deluxe	2016	332,499

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MATTOX HALL
Asset Number: 0310

STATISTICS

FCI Requirements Cost:	0	FCI:	0.55
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Current Replacement Value	9,894,764	Address 1	-
Size	37,648 SF	Address 2	-
Year Constructed	1961	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Brock and Johnson architects
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	4. Remodeling C	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: Mattox Hall, Building 0112, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The four [4] story building was originally constructed as a dormitory in approximately 1961. The building contains approximately 37,648 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 1B, Unsprinklered.

USES: The building is no longer used as a dormitory and at the time of assessment the 3rd and 4th floors were vacant. The building currently houses some university faculty and administrative offices and support spaces on the 1st and 2nd floors.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	7,552
A-Substructure	Grade Beams - Average	120,376
A-Substructure	Structural Slab on Grade - Non Industrial	76,970
B10-Superstructure	Multi Floor Superstructure - High Cost	965,002
B10-Superstructure	Single Story Superstructure - High Cost	90,984
B2010-Exterior Walls	Brick Walls	249,059
B2010-Exterior Walls	Concrete Walls	21,538
B2010-Exterior Walls	Stone Veneer Walls - Economy	220,735
B2020-Exterior Windows	Steel Windows	234,593
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B2030-Exterior Doors	Door Assembly 5 - Average	57,222
B30-Roofing	BUR (Built up Roofing)	62,303
B30-Roofing	BUR (Built up Roofing)	26,739
B30-Roofing	Gutters and Downspouts - Maximum	19,078
C1010-Partitions	CMU Block Walls - Plain	798,163
C1010-Partitions	CMU Walls - Glazed 1 Side	264,341
C1010-Partitions	Plaster Walls	120,707
C1010-Partitions	Wood Paneled Walls - Standard	28,492
C1020-Interior Doors	Swinging Doors - Average	843,753
C1030-Fittings	Restroom Accessories - Average	30,156
C1030-Fittings	Toilet Partitions - Average	62,812
C20-Stairs	Stairs - Average	157,885
C3010-Wall Finishes	Ceramic Tiles - Average	67,888
C3010-Wall Finishes	Painted Finish - Average	229,694
C3020-Floor Finishes	Carpeting 3 - Average	14,300
C3020-Floor Finishes	Ceramic Tile - Average	26,032
C3020-Floor Finishes	VCT 4 - Average	137,540
C3030-Ceiling Finishes	ACT Concealed Spline System	17,276
C3030-Ceiling Finishes	ACT System - Standard	18,452
C3030-Ceiling Finishes	Painted Plaster	251,536
D20-Plumbing	Sanitary Waste System	130,782
D2010-Plumbing Fixtures	Drinking Fountains	6,730
D2010-Plumbing Fixtures	Restroom Fixtures	122,153
D2010-Plumbing Fixtures	Service/Utility Sinks	8,553

All costs in USD.

System	System Name	Cost
D2020-Domestic Water Distribution	Domestic Water Distribution	74,128
D2020-Domestic Water Distribution	Water Heater - Steam	24,724
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	139,947
D3040-Distribution Systems	Exhaust - General Building	24,035
D3040-Distribution Systems	Perimeter Fan Coil System	703,297
D3060-Controls and Instrumentation	HVAC Controls	94,135
D40-Fire Protection	Fire Extinguishers	1,230
D5010-Electrical Service and Distribution	Distribution System - Light Duty	154,838
D5010-Electrical Service and Distribution	Feeder for Average Service	50,017
D5010-Electrical Service and Distribution	Switchgear - Light Duty	10,494
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	130,840
D5030-Communications and Security	Fire Alarm System - Average Density	129,583
D5030-Communications and Security	LAN System - Medium	111,408
D5030-Communications and Security	Security System - Light Density	34,132
D5030-Communications and Security	Telephone System - Average Density	81,320
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	10,635
E-Equipment and Furnishings	Kitchen Cabinets - Average	3,775
E-Equipment and Furnishings	Office Equipment- Medium	7,776
E-Equipment and Furnishings	School Equipment - Average	246,758
Subtotal		7,611,359

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,902,839
Site Remediation (+ 5%)	380,568
Subtotal	2,283,407

Total Replacement Value 9,894,766

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C1010-Partitions	Wood Paneled Walls - Standard	2011	17,808
D2020-Domestic Water Distribution	Water Heater - Steam	2007	31,060
		2022	31,060
C3020-Floor Finishes	VCT 4 - Average	2007	171,862
		2022	171,862
C1030-Fittings	Toilet Partitions - Average	2007	78,590
D5030-Communications and Security	Telephone System - Average Density	2007	86,402
		2017	86,402
C1020-Interior Doors	Swinging Doors - Average	2011	685,548
B2020-Exterior Windows	Steel Windows	2007	293,240
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	10,824
D5030-Communications and Security	Security System - Light Density	2010	42,825
		2020	42,825
E-Equipment and Furnishings	School Equipment - Average	2007	308,550
D20-Plumbing	Sanitary Waste System	2011	146,968
D2010-Plumbing Fixtures	Restroom Fixtures	2007	152,474
C1030-Fittings	Restroom Accessories - Average	2007	37,648
C1010-Partitions	Plaster Walls	2011	75,465
D3040-Distribution Systems	Perimeter Fan Coil System	2007	791,173
C3030-Ceiling Finishes	Painted Plaster	2007	78,601
C3010-Wall Finishes	Painted Finish - Average	2007	285,789
		2017	285,789
E-Equipment and Furnishings	Office Equipment- Medium	2021	9,720
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	163,769
D5030-Communications and Security	LAN System - Medium	2015	118,403
E-Equipment and Furnishings	Kitchen Cabinets - Average	2007	4,719
D3060-Controls and Instrumentation	HVAC Controls	2007	117,650
B30-Roofing	Gutters and Downspouts - Maximum	2016	24,001
D40-Fire Protection	Fire Extinguishers	2020	1,412
D5030-Communications and Security	Fire Alarm System - Average Density	2007	161,886
		2017	161,886
D5010-Electrical Service and Distribution	Feeder for Average Service	2007	62,590
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2007	13,177
		2017	13,177

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D3040-Distribution Systems	Exhaust - General Building	2007	27,107
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	8,471
B2030-Exterior Doors	Door Assembly 5 - Average	2007	71,528
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2007	49,229
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	83,437
D5010-Electrical Service and Distribution	Distribution System - Light Duty	2007	193,417
C1010-Partitions	CMU Walls - Glazed 1 Side	2011	165,191
C1010-Partitions	CMU Block Walls - Plain	2011	498,684
C3010-Wall Finishes	Ceramic Tiles - Average	2007	84,870
C3020-Floor Finishes	Ceramic Tile - Average	2007	32,544
C3020-Floor Finishes	Carpeting 3 - Average	2007	17,875
		2017	17,875
B30-Roofing	BUR (Built up Roofing)	2016	33,425
B30-Roofing	BUR (Built up Roofing)	2021	77,881
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	2007	175,063
C3030-Ceiling Finishes	ACT System - Standard	2007	23,059
		2022	23,059
C3030-Ceiling Finishes	ACT Concealed Spline System	2007	21,584

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MCCREARY
Asset Number: 0306

STATISTICS

FCI Requirements Cost:	0	FCI:	0.37
Current Replacement Value	2,375,016	Address 1	-
Size	11,113 SF	Address 2	-
Year Constructed	1938	City	Richmond
Year Renovated	1984	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	C.C. Weber
Ownership	Client Owned	Historical Category	Eligible
Floors	3	Construction Type	IBC - Type 3B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: McCreary Hall, building #0306, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Built originally as a residence hall and named in honor of Kentucky Governor and U.S. Senator J. B. McCreary it is the western structure in a U-shaped complex formed with Miller and Beckham Halls that now house academic and administrative offices.

Completed in 1938 by the WPA, the approximately 11,000 square foot, two story building, with full basement, appears to be type 3B construction, with a cast-in-place concrete foundation, frame, and floor slabs, and exterior walls of brick and block with limestone lintels. Windows throughout are single glazed with painted steel frames, the roof is slate, with concealed copper gutters, painted wood soffits, and copper downspouts. There is no elevator.

Interior finishes are typically painter plaster or acoustical tile ceilings, carpet, terrazzo or vinyl tile floors, and glazed CMU or painted plaster walls.

All costs in USD.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 3B, based on field observations, as it is assumed the roof framing is wood.

USES: The building houses small meeting rooms, academic and administrative offices.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	12,049
A-Substructure	Structural Slab on Grade	23,471
B10-Superstructure	Multi Floor Superstructure	212,868
B2010-Exterior Walls	Brick Walls	129,355
B2020-Exterior Windows	Steel Windows	146,621
B2030-Exterior Doors	Door Assembly	34,333
B30-Roofing	Gutters and Downspouts	5,631
B30-Roofing	Slate Roofing	59,089
C1010-Partitions	CMU Block Walls - Facing 2 Sides	152,582
C1020-Interior Doors	Swinging Doors	102,619
C1030-Fittings	Restroom Accessories	11,337
C1030-Fittings	Toilet Partitions	18,541
C20-Stairs	Stairs	72,870
C3010-Wall Finishes	Ceramic Tiles	9,464
C3010-Wall Finishes	Painted Finish	12,960
C3020-Floor Finishes	Carpeting	9,977
C3020-Floor Finishes	VCT	35,288
C3030-Ceiling Finishes	ACT System	15,019
C3030-Ceiling Finishes	Painted Plaster	58,428
D20-Plumbing	Rain Water Drainage - Average	14,187
D20-Plumbing	Sanitary Waste System - Low End	15,816
D2010-Plumbing Fixtures	Drinking Fountains	1,987
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	16,474
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	21,881
D2020-Domestic Water Distribution	Water Heater - Gas Fired	9,795
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	51,207
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	64,867
D3040-Distribution Systems	Air VAV with Central AHU	133,347
D3040-Distribution Systems	Exhaust - General Building	10,066
D3040-Distribution Systems	Exhaust - Restroom	24,835
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	42,651
D5010-Electrical Service and Distribution	Distribution - Average Capacity	72,736
D5010-Electrical Service and Distribution	Feeder for Moderate Service	75,158
D5010-Electrical Service and Distribution	Switchgear - Average Duty	4,696

All costs in USD.

System	System Name	Cost
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	38,621
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	38,621
D5030-Communications and Security	Fire Alarm System - Average Density	38,251
D5030-Communications and Security	Telephone System - Average Density	24,004
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	5,232
Subtotal		1,826,934

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	456,734
Site Remediation (+ 5%)	91,347
Subtotal	548,081

Total Replacement Value 2,375,015

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	48,008
D2020-Domestic Water Distribution	Water Heater - Gas Fired	2007	12,224
		2017	12,224
C3020-Floor Finishes	VCT	2011	44,094
C1030-Fittings	Toilet Partitions	2007	23,198
D5030-Communications and Security	Telephone System - Average Density	2007	25,504
		2017	25,504
C1020-Interior Doors	Swinging Doors	2007	102,618
B2020-Exterior Windows	Steel Windows	2016	183,275
C20-Stairs	Stairs	2017	54,652
B30-Roofing	Slate Roofing	2018	73,868
D20-Plumbing	Sanitary Waste System - Low End	2007	17,753
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	20,559
C1030-Fittings	Restroom Accessories	2007	14,169
D20-Plumbing	Rain Water Drainage - Average	2007	16,003
C3030-Ceiling Finishes	Painted Plaster	2016	36,516
C3010-Wall Finishes	Painted Finish	2011	16,125
		2021	16,125
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	48,342
B30-Roofing	Gutters and Downspouts	2011	7,085
D5030-Communications and Security	Fire Alarm System - Average Density	2007	47,786
		2022	47,786
D5010-Electrical Service and Distribution	Feeder for Moderate Service	2016	93,905
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	6,529
		2017	6,529
D3040-Distribution Systems	Exhaust - Restroom	2007	30,977
D3040-Distribution Systems	Exhaust - General Building	2007	11,377
D2010-Plumbing Fixtures	Drinking Fountains	2007	2,500
B2030-Exterior Doors	Door Assembly	2007	42,917
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	24,629
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	90,988
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	81,125

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3010-Wall Finishes	Ceramic Tiles	2011	11,831
C3020-Floor Finishes	Carpeting	2007	12,465
		2017	12,465
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	48,342
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	64,039
D3040-Distribution Systems	Air VAV with Central AHU	2007	166,695
C3030-Ceiling Finishes	ACT System	2007	18,769
		2022	18,769

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: McKINNEY SKILLS BLDG.
Asset Number: 7694

STATISTICS

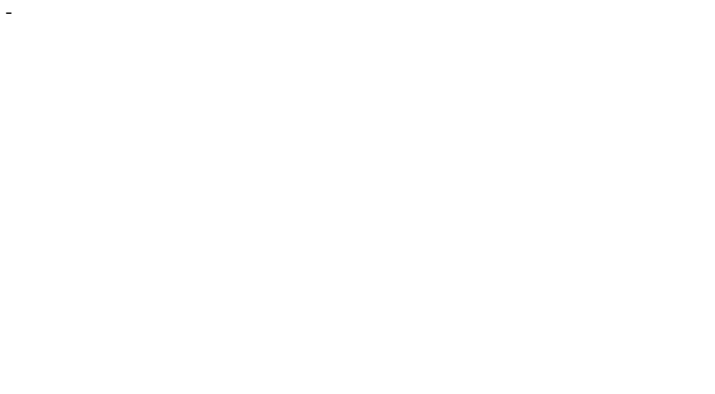
FCI Requirements Cost:	0	FCI:	0.12
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Current Replacement Value	2,225,989	Address 1	-
Size	13,216 SF	Address 2	-
Year Constructed	2002	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Mason & Hanger Group
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	-
Type	Building	Use	Education
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO
5-YR Building Condition Code	1. Satisfactory	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation



ASSET DESCRIPTION



All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	33,567
A-Substructure	Structural Slab on Grade - Light Industrial	111,141
B10-Superstructure	Single Story Superstructure - Average	136,643
B2010-Exterior Walls	Brick Walls	106,955
B2020-Exterior Windows	Wood Windows	55,920
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B30-Roofing	Asphalt Shingled Roofing	73,650
C1010-Partitions	GWB 2HR Rated Walls	12,701
C1010-Partitions	GWB Walls - Standard	35,597
C1010-Partitions	Windows/Storefront Partitions - Average	19,884
C1020-Interior Doors	Overhead/Rolling Fire Door - Mid Size	9,675
C1020-Interior Doors	Swinging Doors - Average	45,608
C1030-Fittings	Restroom Accessories - Average	13,482
C1030-Fittings	Toilet Partitions - Average	22,050
C3010-Wall Finishes	Painted Finish - Average	38,527
C3020-Floor Finishes	Carpeting 2 - High Quality	33,258
C3020-Floor Finishes	Ceramic Tile - Average	14,974
C3020-Floor Finishes	VCT 4 - Average	24,909
C3030-Ceiling Finishes	ACT System - Standard	51,494
C3030-Ceiling Finishes	GWB Taped and Finished	5,878
D20-Plumbing	Rain Water Drainage - Average	16,871
D20-Plumbing	Sanitary Waste System	45,910
D2010-Plumbing Fixtures	Drinking Fountains	2,362
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	4,810
D2010-Plumbing Fixtures	Restroom Fixtures	19,591
D2010-Plumbing Fixtures	Service/Utility Sinks	3,003
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	26,022
D2020-Domestic Water Distribution	Water Heater - Gas Fired	11,649
D3030-Cooling Generating Systems	Chiller - Reciprocating - Air Cooled	70,773
D3040-Distribution Systems	Air VAV with Central AHU	158,582
D3040-Distribution Systems	Exhaust - General Building	11,971
D3060-Controls and Instrumentation	DDC System - Average	46,014
D40-Fire Protection	Fire Extinguishers	432
D5010-Electrical Service and Distribution	Distribution System - Light Duty	54,355

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Feeder for Average Service	17,558
D5010-Electrical Service and Distribution	Switchgear - Average Duty	5,585
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	45,930
D5030-Communications and Security	Clock System for Small Building	36,750
D5030-Communications and Security	Fire Alarm System - Average Density	45,489
D5030-Communications and Security	LAN System - Economy	26,263
D5030-Communications and Security	Public Address System - Light Density	14,837
D5030-Communications and Security	Security System - High End	58,391
D5030-Communications and Security	Telephone System - Average Density	28,547
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	7,311
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	6,222
E-Equipment and Furnishings	Kitchen Cabinets - Average	12,268
Subtotal		1,712,300

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	428,075
Site Remediation (+ 5%)	85,615
Subtotal	513,690

Total Replacement Value 2,225,990

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Gas Fired	2012	14,538
		2022	14,538
C3020-Floor Finishes	VCT 4 - Average	2017	31,125
D5030-Communications and Security	Telephone System - Average Density	2012	30,331
		2022	30,331
D5030-Communications and Security	Security System - High End	2012	73,018
		2022	73,018
D5030-Communications and Security	Public Address System - Light Density	2017	18,502
C3010-Wall Finishes	Painted Finish - Average	2012	47,935
		2022	47,935
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2022	57,490
D5030-Communications and Security	LAN System - Economy	2017	27,944
E-Equipment and Furnishings	Kitchen Cabinets - Average	2022	15,335
D5030-Communications and Security	Fire Alarm System - Average Density	2012	56,829
		2022	56,829
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2012	7,764
		2022	7,764
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2022	61,885
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2012	9,086
		2022	9,086
D2010-Plumbing Fixtures	Drinking Fountains	2022	2,974
D3060-Controls and Instrumentation	DDC System - Average	2022	57,490
D5030-Communications and Security	Clock System for Small Building	2012	45,926
		2022	45,926
D3030-Cooling Generating Systems	Chiller - Reciprocating - Air Cooled	2022	88,547
C3020-Floor Finishes	Carpeting 2 - High Quality	2022	41,550
B30-Roofing	Asphalt Shingled Roofing	2022	92,016
C3030-Ceiling Finishes	ACT System - Standard	2017	64,350

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MEADOWBROOK FREE STALL BARN
Asset Number: 0672

STATISTICS

FCI Requirements Cost:		0	FCI:		0.00
Current Replacement Value	730,259	Address 1	-		
Size	17,280 SF	Address 2	-		
Year Constructed	1995	City	Richmond		
Year Renovated	-	State/Province/Region	Kentucky		
Commission Date	-	Zip/Postal Code	40475		
Decommission Date	-	Architect	N/A		
Ownership	Client Owned	Historical Category	None		
Floors	1	Construction Type	IBC - Type 2B		
Type	Building	Use	Farming		
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO		
5-YR Building Condition Code	1. Satisfactory	Fit For Contined Use Cost	-		
Fit For Continued Use Cost per SF	-				

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Meadowbrook Free Stall Barn, Building 0672, is located on the grounds of Meadowbrook Farm, about five [5] miles off the campus of Eastern Kentucky University, Richmond, KY 40475. The one [1] story pre-engineered metal building without sidewalls was originally constructed in approximately 1995. The entire building contains approximately 17,280 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Utility, Group U and the construction type would be classified as Type 2B, Unsprinklered.

USES: The building houses university agriculture department cattle barn and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	16,783
A-Substructure	Structural Slab on Grade - Light Industrial	35,320
B10-Superstructure	Single Story Superstructure - Average	178,661
B2010-Exterior Walls	Metal Paneled Walls - Economy	10,221
B30-Roofing	Gutters and Downspouts - Average	6,384
B30-Roofing	Metal Roofing - Economy	120,932
D20-Plumbing	Sanitary Waste System	24,592
D2020-Domestic Water Distribution	Domestic Water Dist Complete	20,567
D3040-Distribution Systems	Ventilation Fans	5,166
D5010-Electrical Service and Distribution	Distribution System - Light Duty	71,069
D5010-Electrical Service and Distribution	Feeder for Average Service	22,957
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	49,084
Subtotal		561,736

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	140,434
Site Remediation (+ 5%)	28,087
Subtotal	168,521

Total Replacement Value 730,257

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D3040-Distribution Systems	Ventilation Fans	2020	6,480
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	2015	61,344

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MEADOWBROOK MILKING PARLOR
Asset Number: 0671

STATISTICS

FCI Requirements Cost:	0	FCI:	0.05
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Current Replacement Value	653,658	Address 1	-
Size	4,895 SF	Address 2	-
Year Constructed	1995	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	N/A
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 5B
Type	Building	Use	Farming
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO
5-YR Building Condition Code	1. Satisfactory	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Meadowbrook Milking Parlor, Building 0671, is located on the grounds of Meadowbrook Farm, about five [5] miles off the campus of Eastern Kentucky University, Richmond, KY 40475. The one [1] story building was originally constructed in approximately 1995. The entire building contains approximately 4,895 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 5B, Unsprinklered.

USES: The building houses university agriculture department offices, classrooms, cattle milking barn and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	9,734
A-Substructure	Structural Slab on Grade - Non Industrial	31,015
B10-Superstructure	Single Story Superstructure - Average	50,610
B2010-Exterior Walls	Brick Walls	3,980
B2010-Exterior Walls	Metal Paneled Walls - Economy	20,442
B2020-Exterior Windows	Aluminum Windows	35,266
B2030-Exterior Doors	Door Assembly 5 - Average	68,667
B30-Roofing	Gutters and Downspouts - Average	1,808
B30-Roofing	Metal Roofing - Economy	34,257
C1010-Partitions	GWB Partitions on Furring	8,548
C1010-Partitions	GWB Walls - Standard	5,117
C1020-Interior Doors	Swinging Doors - Average	18,243
C1030-Fittings	Restroom Accessories - Average	4,994
C3010-Wall Finishes	Painted Finish - Average	4,406
C3020-Floor Finishes	VCT 4 - Average	20,322
C3030-Ceiling Finishes	GWB Taped and Finished	22,133
D20-Plumbing	Sanitary Waste System	17,004
D2010-Plumbing Fixtures	Drinking Fountains	875
D2010-Plumbing Fixtures	Restroom Fixtures	6,726
D2010-Plumbing Fixtures	Service/Utility Sinks	1,112
D2020-Domestic Water Distribution	Domestic Water Dist Complete	9,638
D3040-Distribution Systems	Exhaust - General Building	4,434
D3050-Terminal and Package Units	Package Electrically Heat and AC > 10 Tons	26,758
D3060-Controls and Instrumentation	HVAC Controls - Electric	7,994
D40-Fire Protection	Fire Extinguishers	160
D5010-Electrical Service and Distribution	Distribution System - Light Duty	20,132
D5010-Electrical Service and Distribution	Feeder for Average Service	6,503
D5010-Electrical Service and Distribution	Switchgear - Light Duty	1,364
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	13,904
D5030-Communications and Security	Telephone System - Light Density	7,049
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2,708
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	1,383
E-Equipment and Furnishings	School Equipment - Average	35,526

All costs in USD.

System	System Name	Cost
Subtotal		502,812
Overhead Cost		
Description		Cost
Equipment and Furnishings (+ 25%)		125,704
Site Remediation (+ 5%)		25,141
Subtotal		150,845
Total Replacement Value		653,657

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2011	25,393
D5030-Communications and Security	Telephone System - Light Density	2017	7,489
D2010-Plumbing Fixtures	Service/Utility Sinks	2021	1,407
E-Equipment and Furnishings	School Equipment - Average	2021	44,422
C1030-Fittings	Restroom Accessories - Average	2020	6,241
C3010-Wall Finishes	Painted Finish - Average	2011	5,483
		2021	5,483
D3050-Terminal and Package Units	Package Electrically Heat and AC > 10 Tons	2015	33,470
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	2015	17,377
D3060-Controls and Instrumentation	HVAC Controls - Electric	2015	9,974
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2007	1,713
		2017	1,713
D3040-Distribution Systems	Exhaust - General Building	2020	5,011
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	3,365
D2010-Plumbing Fixtures	Drinking Fountains	2015	1,101

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MEMORIAL SCIENCE
Asset Number: 0107

STATISTICS

FCI Requirements Cost:	0	FCI:	0.35
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Current Replacement Value	8,626,061	Address 1	-
Size	40,426 SF	Address 2	-
Year Constructed	1952	City	Richmond
Year Renovated	1978	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	C.C & S.K. Weber, Architects
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 2B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Memorial Science Building, building #0107, is located on the campus of Eastern Kentucky University, Richmond, KY 40475, and was dedicated by the senior class of 1953-1954 to "The Memory of Eastern's Sons Who Lost Their Lives In World War II". Memorial Science was originally built as an extension of Roark Hall to the west and connects directly to it on the second and third floors. Memorial is adjacent to the Moore building to the south which was built as an extension to Memorial, and with which it connects on the first, second, and third floors. Together the two buildings house the Departments of Biology, Chemistry, and Physics.

Built in 1952, Memorial Science is an approximately 40,500 square foot, three story building with full basement, and appears to be type 1B construction, with a cast-in-place concrete frame, concrete slab floors, and exterior walls with a base of painted concrete and upper stories of fired clay brick with CMU back-up. Windows throughout are bronze anodized aluminum framed units with insulated glazing, and the roof is modified bitumen with a white granular topcoat. The building is served by one passenger elevator.

All costs in USD.

Interior finishes are typically glazed CMU and/or plaster walls, acoustical tile ceilings, and vinyl tile floors, with ceramic tile in toilet rooms and terrazzo floors in stairways. Interior doors are typically clear finished wood or painted metal, all with painted metal frames.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B. The construction type would be classified as Type 1B, based on field observations.

USES: The building houses classrooms, labs, offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	470,768
A-Substructure	Structural Slab on Grade	64,035
B10-Superstructure	Multi Floor Superstructure	1,147,387
B2010-Exterior Walls	Brick Walls	224,481
B2010-Exterior Walls	Concrete Walls	249,540
B2020-Exterior Windows	Aluminum Windows	314,874
B2030-Exterior Doors	Door Assembly	83,906
B30-Roofing	Gutters and Downspouts	20,485
B30-Roofing	Modified Bitumen Roofing	74,078
C1010-Partitions	CMU Walls - Glazed 1 Side	224,781
C1010-Partitions	CMU Walls - Glazed 2 Sides	85,478
C1010-Partitions	Plaster Walls	187,142
C1020-Interior Doors	Swinging Doors	182,433
C1030-Fittings	Restroom Accessories	41,241
C1030-Fittings	Toilet Partitions	67,447
C20-Stairs	Stairs	72,870
C3010-Wall Finishes	Ceramic Tiles	63,093
C3010-Wall Finishes	Exterior Masonry Finish	19,112
C3010-Wall Finishes	Painted Finish - Average	117,847
C3020-Floor Finishes	Ceramic Tile	28,797
C3020-Floor Finishes	Terrazzo	31,990
C3020-Floor Finishes	VCT	143,227
C3030-Ceiling Finishes	ACT System	156,629
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	356,558
D20-Plumbing	Rain Water Drainage - Average	51,607
D20-Plumbing	Sanitary Waste System - Low End	57,533
D2010-Plumbing Fixtures	Drinking Fountains	7,227
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	59,926
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	79,598
D3040-Distribution Systems	Air VAV with Central AHU	485,081
D3040-Distribution Systems	Exhaust - General Building	36,618
D3040-Distribution Systems	Exhaust - Restroom	90,342
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	101,259
D40-Fire Protection	Fire Extinguishers	1,321

All costs in USD.

System	System Name	Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	155,153
D5010-Electrical Service and Distribution	Distribution - Average Capacity	264,594
D5010-Electrical Service and Distribution	Feeder for Moderate Service	273,405
D5010-Electrical Service and Distribution	Switchgear - Average Duty	17,084
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	140,494
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	140,494
D5030-Communications and Security	Fire Alarm System - Average Density	139,145
D5030-Communications and Security	Telephone System - Average Density	87,320
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	19,032
Subtotal		6,635,432

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,658,858
Site Remediation (+ 5%)	331,772
Subtotal	1,990,630

Total Replacement Value 8,626,062

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	174,640
C3020-Floor Finishes	VCT	2011	178,969
C3020-Floor Finishes	Terrazzo	2016	40,000
D5030-Communications and Security	Telephone System - Average Density	2007	92,778
		2017	92,778
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	21,224
C1020-Interior Doors	Swinging Doors	2011	148,227
D20-Plumbing	Sanitary Waste System - Low End	2007	64,581
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	74,788
C1030-Fittings	Restroom Accessories	2021	51,543
D20-Plumbing	Rain Water Drainage - Average	2007	58,213
C3010-Wall Finishes	Painted Finish - Average	2010	146,627
		2020	146,627
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	175,853
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2007	445,697
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	113,796
B30-Roofing	Gutters and Downspouts	2021	25,772
D40-Fire Protection	Fire Extinguishers	2020	1,516
D5030-Communications and Security	Fire Alarm System - Average Density	2007	173,832
		2022	173,832
C3010-Wall Finishes	Exterior Masonry Finish	2007	23,940
		2022	23,940
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	23,750
		2017	23,750
D3040-Distribution Systems	Exhaust - Restroom	2007	112,687
D3040-Distribution Systems	Exhaust - General Building	2007	41,386
D2010-Plumbing Fixtures	Drinking Fountains	2007	9,096
B2030-Exterior Doors	Door Assembly	2011	104,883
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	89,594
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	330,988
C3010-Wall Finishes	Ceramic Tiles	2021	78,875

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Ceramic Tile	2016	36,000
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	175,853
B2020-Exterior Windows	Aluminum Windows	2020	393,609
D3040-Distribution Systems	Air VAV with Central AHU	2007	606,390
C3030-Ceiling Finishes	ACT System	2007	195,731
		2022	195,731

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MILLER
Asset Number: 0305

STATISTICS

FCI Requirements Cost:	0	FCI:	0.36
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Current Replacement Value	2,395,323	Address 1	-
Size	11,477 SF	Address 2	-
Year Constructed	1938	City	Richmond
Year Renovated	1984	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	C.C. Weber
Ownership	Client Owned	Historical Category	Eligible
Floors	3	Construction Type	IBC - Type 3B
Type	Building	Use	Office
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

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ASSET DESCRIPTION

GENERAL: Miller Hall, building #0305, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Built originally as a residence hall and named in honor of Richard White Miller, State Representative from Madison County (1904-1906), it is the eastern structure in a U-shaped complex formed with McCreary and Beckham Halls that now house academic and administrative offices, and is distinguished by an elaborate bell tower above an arched passageway.

Completed in 1938 by the WPA, the approximately 11,500 square foot, two story building, with full basement, appears to be type 3B construction, with a cast-in-place concrete foundation, frame, and floor slabs, and exterior walls of brick and block with limestone lintels. Windows throughout are single glazed with painted steel frames, the roof is slate, with concealed copper gutters, painted wood soffits, and copper downspouts. There is no elevator.

Interior finishes are typically painter plaster or acoustical tile ceilings, carpet, terrazzo or vinyl tile floors, and glazed CMU or painted plaster walls.

All costs in USD.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 3B, based on field observations, as it is assumed the roof framing is wood.

USES: The building houses small meeting rooms, academic and administrative offices.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	12,245
A-Substructure	Structural Slab on Grade	24,239
B10-Superstructure	Multi Floor Superstructure	227,059
B2010-Exterior Walls	Brick Walls	149,256
B2020-Exterior Windows	Steel Windows	128,293
B2030-Exterior Doors	Door Assembly	34,333
B30-Roofing	Gutters and Downspouts	5,816
B30-Roofing	Slate Roofing	63,310
C1010-Partitions	CMU Block Walls - Facing 2 Sides	152,582
C1020-Interior Doors	Swinging Doors	102,619
C1030-Fittings	Restroom Accessories	11,708
C1030-Fittings	Toilet Partitions	19,148
C20-Stairs	Stairs	72,870
C3010-Wall Finishes	Ceramic Tiles	9,464
C3010-Wall Finishes	Painted Finish	12,960
C3020-Floor Finishes	Carpeting	8,315
C3020-Floor Finishes	Terrazzo - Standard	35,067
C3020-Floor Finishes	VCT	33,212
C3030-Ceiling Finishes	ACT System	12,874
C3030-Ceiling Finishes	Painted Plaster	62,323
D2010-Plumbing Fixtures	Drinking Fountains	2,052
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	17,013
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	22,598
D2020-Domestic Water Distribution	Water Heater - Gas Fired	10,116
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	52,884
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	66,992
D3040-Distribution Systems	Air Constant Volume System	100,821
D3040-Distribution Systems	Exhaust - General Building	10,396
D3040-Distribution Systems	Exhaust - Restroom	25,648
D3060-Controls and Instrumentation	DDC System - Average	5,235
	Wet Sprinkler System wo/Pump - Lt	
D40-Fire Protection	Hazard	44,048
D5010-Electrical Service and Distribution	Distribution - Average Capacity	75,119
D5010-Electrical Service and Distribution	Feeder for Moderate Service	77,620
D5010-Electrical Service and Distribution	Switchgear - Average Duty	4,850

All costs in USD.

System	System Name	Cost
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	39,886
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	39,886
D5030-Communications and Security	Fire Alarm System - Average Density	39,503
D5030-Communications and Security	Telephone System - Average Density	24,790
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	5,403
Subtotal		1,842,553

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	460,639
Site Remediation (+ 5%)	92,128
Subtotal	552,767

Total Replacement Value 2,395,320

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	49,581
D2020-Domestic Water Distribution	Water Heater - Gas Fired	2007	12,625
		2017	12,625
C3020-Floor Finishes	VCT	2011	41,500
C1030-Fittings	Toilet Partitions	2007	23,958
C3020-Floor Finishes	Terrazzo - Standard	2007	43,825
D5030-Communications and Security	Telephone System - Average Density	2007	26,340
		2017	26,340
C1020-Interior Doors	Swinging Doors	2007	102,618
B2020-Exterior Windows	Steel Windows	2016	160,366
C20-Stairs	Stairs	2017	54,652
B30-Roofing	Slate Roofing	2018	79,144
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	21,232
C1030-Fittings	Restroom Accessories	2007	14,633
C3030-Ceiling Finishes	Painted Plaster	2016	38,950
C3010-Wall Finishes	Painted Finish	2011	16,125
		2021	16,125
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	49,925
B30-Roofing	Gutters and Downspouts	2011	7,317
D5030-Communications and Security	Fire Alarm System - Average Density	2007	49,351
		2022	49,351
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	6,743
		2017	6,743
D3040-Distribution Systems	Exhaust - Restroom	2007	31,992
D3040-Distribution Systems	Exhaust - General Building	2007	11,750
D2010-Plumbing Fixtures	Drinking Fountains	2007	2,582
B2030-Exterior Doors	Door Assembly	2007	42,917
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	25,436
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	93,968
D3060-Controls and Instrumentation	DDC System - Average	2007	6,599
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	83,782
C3010-Wall Finishes	Ceramic Tiles	2011	11,831

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Carpeting	2007	10,388
		2017	10,388
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	49,925
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	66,136
D3040-Distribution Systems	Air Constant Volume System	2007	113,364
C3030-Ceiling Finishes	ACT System	2007	16,088
		2022	16,088

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MOBERLY BLDG.
Asset Number: 0128

STATISTICS

FCI Requirements Cost:	0	FCI:	0.06
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Current Replacement Value	8,312,237	Address 1	-
Size	40,000 SF	Address 2	-
Year Constructed	1999	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Sherman, Carter, Barnhardt Architects
Ownership	Client Owned	Historical Category	None
Floors	2	Construction Type	IBC - Type 2B
Type	Building	Use	Recreation and Sport
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO
5-YR Building Condition Code	2. Remodeling A	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Moberly Building, Building 0128, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The two [2] story building was originally constructed in approximately 1999. The building contains approximately 40,000 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-3 and the construction type would be classified as Type 2B, Sprinklered.

USES: The building houses university athletics training and exercise areas, athletics offices, and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	20,140
A-Substructure	Structural Slab on Grade - Non Industrial	126,720
B10-Superstructure	Multi Floor Superstructure - High Cost	1,135,296
B2010-Exterior Walls	Brick Walls	180,699
B2010-Exterior Walls	Precast Concrete Panels - Low Rise	221,538
B2020-Exterior Windows	Aluminum Windows	21,495
B2020-Exterior Windows	Curtain Wall System - Standard	200,989
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B2030-Exterior Doors	Door Assembly 5 - Average	22,889
B30-Roofing	BUR (Built up Roofing)	146,595
C1010-Partitions	Brick Walls	63,683
C1010-Partitions	CMU Block Walls - Plain	234,271
C1010-Partitions	Windows/Storefront Partitions - Average	31,814
C1020-Interior Doors	Swinging Doors - Average	45,608
C1020-Interior Doors	Swinging Doors - High End	37,450
C1030-Fittings	Restroom Accessories - Average	40,806
C1030-Fittings	Toilet Partitions - Average	66,736
C20-Stairs	Stairs - Average	12,145
C20-Stairs	Stairs - High End	35,662
C3010-Wall Finishes	Painted Finish - Average	38,292
C3020-Floor Finishes	Carpeting 2 - High Quality	19,955
C3020-Floor Finishes	Ceramic Tile - Average	69,112
C3020-Floor Finishes	Rubber Sheet Goods	69,830
C3020-Floor Finishes	VCT 3 - Quality	106,769
C3020-Floor Finishes	Wood Flooring - Average	159,974
C3030-Ceiling Finishes	ACT System - Standard	96,552
C3030-Ceiling Finishes	GWB Taped and Finished	10,852
C3030-Ceiling Finishes	Painted Plaster	48,924
D10-Conveying	Hydraulic Freight/Passenger Elev.	104,489
D20-Plumbing	Rain Water Drainage - Average	25,532
D20-Plumbing	Sanitary Waste System	138,952
D2010-Plumbing Fixtures	Drinking Fountains	7,150
D2010-Plumbing Fixtures	Emergency Eyewash and Shower	3,157
D2010-Plumbing Fixtures	Restroom Fixtures	129,785

All costs in USD.

System	System Name	Cost
D2020-Domestic Water Distribution	Domestic Water Distribution	78,759
D2020-Domestic Water Distribution	Water Heater - Electric	45,720
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	74,345
D3030-Cooling Generating Systems	Chiller - Reciprocating - Air Cooled	214,204
D3040-Distribution Systems	Air VAV with Central AHU	479,969
D3040-Distribution Systems	Exhaust - General Building	36,232
D3040-Distribution Systems	Heat Generation - Central Steam Supply	23,447
D3060-Controls and Instrumentation	DDC System - Average	139,267
D40-Fire Protection	Fire Extinguishers	1,307
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	153,518
D5010-Electrical Service and Distribution	Distribution - Average Capacity	261,806
D5010-Electrical Service and Distribution	Feeder for Average Service	53,141
D5010-Electrical Service and Distribution	Switchgear - Light Duty	11,149
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	139,014
D5030-Communications and Security	Clock System - Average Building	141,268
D5030-Communications and Security	Fire Alarm System - Average Density	137,678
D5030-Communications and Security	Public Address System - Average	56,631
D5030-Communications and Security	Security System - Light Density	36,265
D5030-Communications and Security	Telephone System - Average Density	86,400
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	11,299
E-Equipment and Furnishings	Gym Equipment - High End	449,856
Subtotal		6,394,027

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,598,507
Site Remediation (+ 5%)	319,701
Subtotal	1,918,208

Total Replacement Value 8,312,235

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Electric	2019	57,000
C3020-Floor Finishes	VCT 3 - Quality	2019	133,500
D5030-Communications and Security	Telephone System - Average Density	2009	91,800
		2019	91,800
D5030-Communications and Security	Security System - Light Density	2009	45,500
		2019	45,500
C3020-Floor Finishes	Rubber Sheet Goods	2014	87,255
D5030-Communications and Security	Public Address System - Average	2014	71,000
C3010-Wall Finishes	Painted Finish - Average	2011	47,644
		2021	47,644
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2019	174,000
D10-Conveying	Hydraulic Freight/Passenger Elev.	2013	130,611
E-Equipment and Furnishings	Gym Equipment - High End	2019	562,500
D5030-Communications and Security	Fire Alarm System - Average Density	2009	172,000
		2019	172,000
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2009	14,000
		2019	14,000
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2019	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2020	9,000
D3060-Controls and Instrumentation	DDC System - Average	2020	174,000
D5030-Communications and Security	Clock System - Average Building	2009	176,500
		2019	176,500
D3030-Cooling Generating Systems	Chiller - Reciprocating - Air Cooled	2020	268,000
C3020-Floor Finishes	Carpeting 2 - High Quality	2011	24,930
		2021	24,930
B30-Roofing	BUR (Built up Roofing)	2019	183,250
C3030-Ceiling Finishes	ACT System - Standard	2014	120,656

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: MOORE BLDG
Asset Number: 0114

STATISTICS

FCI Requirements Cost:		0	FCI:		0.32
Current Replacement Value	22,591,660	Address 1	-		
Size	123,595 SF	Address 2	-		
Year Constructed	1968	City	Richmond		
Year Renovated	1983	State/Province/Region	Kentucky		
Commission Date	-	Zip/Postal Code	40475		
Decommission Date	-	Architect	Caruthers A. Coleman		
Ownership	Client Owned	Historical Category	None		
Floors	4	Construction Type	IBC - Type 1B		
Type	Building	Use	Education		
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES		
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-		
Fit For Continued Use Cost per SF	-				

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Moore Building, building #0114, is located on the campus of Eastern Kentucky University, Richmond, KY 40475, and is named for Dr. W. J. Moore who came to Eastern in 1913 as a freshman, and retired in 1965 having taught for over 30 years and serving as a Dean for 20. The Moore building was built as an extension to the Memorial Science building located directly behind it. It connects to Memorial on the basement, first, and second floors, and together the two buildings house the Departments of Biology, Chemistry, and Physics.

Completed in 1968, the approximately 124,000 square foot, three story building with a partial basement and a rooftop greenhouse, appears to be type 1B construction, with a cast-in-place concrete frame, concrete slab floors, and exterior walls of CMU faced with fired clay brick. Windows throughout are single glazed, painted steel framed units, and the roof is modified bitumen with a white granular topcoat. Moore is served by two passenger elevators.

All costs in USD.

Interior finishes are typically painted CMU walls, acoustical tile ceilings, and ceramic tile floors. Interior doors are typically painted solid core wood with metal frames.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B. The construction type would be classified as Type 1B, based on field observations.

USES: The building houses classrooms, labs, lecture halls, offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation, Footings	1,439,285
A-Substructure	Structural Slab on Grade	195,774
B10-Superstructure	Multi Floor Superstructure	3,507,923
B2010-Exterior Walls	Brick Walls	766,181
B2020-Exterior Windows	Steel Windows	183,276
B2030-Exterior Doors	Door Assembly	125,859
B30-Roofing	Modified Bitumen Roofing	226,481
C1010-Partitions	CMU Block Walls	599,962
C1020-Interior Doors	Swinging Doors	228,041
C1030-Fittings	Restroom Accessories	63,250
C1030-Fittings	Toilet Partitions	103,440
C20-Stairs	Stairs	182,175
C3010-Wall Finishes	Ceramic Tiles	94,639
C3010-Wall Finishes	Painted Finish	106,786
C3020-Floor Finishes	Carpeting	54,045
C3020-Floor Finishes	Ceramic Tile	1,267,057
C3020-Floor Finishes	VCT	26,985
C3030-Ceiling Finishes	ACT System	407,664
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	356,558
D20-Plumbing	Rain Water Drainage - Average	157,779
D20-Plumbing	Sanitary Waste System - Low End	175,896
D2010-Plumbing Fixtures	Drinking Fountains	22,094
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	183,213
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	243,357
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	569,507
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	721,431
D3040-Distribution Systems	Air Constant Volume System	1,085,737
D3040-Distribution Systems	Exhaust - General Building	111,952
D3040-Distribution Systems	Exhaust - Restroom	276,205
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	539,443
D5010-Electrical Service and Distribution	Distribution - Average Capacity	808,948
D5010-Electrical Service and Distribution	Feeder for Moderate Service	835,885
D5010-Electrical Service and Distribution	Switchgear - Average Duty	52,232
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	429,535

All costs in USD.

System	System Name	Cost
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	429,535
D5030-Communications and Security	Fire Alarm System - Average Density	425,409
D5030-Communications and Security	Telephone System - Average Density	266,965
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	58,188
Subtotal		17,378,200

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	4,344,550
Site Remediation (+ 5%)	868,910
Subtotal	5,213,460

Total Replacement Value 22,591,660

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT	2016	33,719
D5030-Communications and Security	Telephone System - Average Density	2007	283,651
		2017	283,651
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	64,887
C1020-Interior Doors	Swinging Doors	2016	185,283
B2020-Exterior Windows	Steel Windows	2007	229,094
D20-Plumbing	Sanitary Waste System - Low End	2016	197,443
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	228,651
C1030-Fittings	Restroom Accessories	2021	79,050
D20-Plumbing	Rain Water Drainage - Average	2016	177,977
C3010-Wall Finishes	Painted Finish	2011	132,865
		2021	132,865
B30-Roofing	Modified Bitumen Roofing	2007	283,110
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	537,638
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2007	445,697
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	606,233
D5030-Communications and Security	Fire Alarm System - Average Density	2007	531,459
		2022	531,459
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	72,612
		2017	72,612
D3040-Distribution Systems	Exhaust - Restroom	2007	344,521
D3040-Distribution Systems	Exhaust - General Building	2007	126,530
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	27,809
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	273,917
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	1,011,934
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2010	902,244
C3010-Wall Finishes	Ceramic Tiles	2021	118,313
C3020-Floor Finishes	Ceramic Tile	2021	1,584,000
C3020-Floor Finishes	Carpeting	2007	67,519
		2017	67,519

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	537,638
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	712,216
D3040-Distribution Systems	Air Constant Volume System	2007	1,220,810
C3030-Ceiling Finishes	ACT System	2016	509,438

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: PARK OBSERVATORY
Asset Number: 0211

STATISTICS

FCI Requirements Cost:	0	FCI:	0.24
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Current Replacement Value	152,075	Address 1	-
Size	625 SF	Address 2	-
Year Constructed	1964	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	N/A
Ownership	Client Owned	Historical Category	None
Floors	1	Construction Type	IBC - Type 2B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Park Observatory, Building 0211, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The one [1] story building was originally constructed in approximately 1964. The entire building contains approximately 625 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2B, Unsprinklered.

USES: The building formerly housed university astronomy telescope and support spaces. It appeared to be vacant and unused at the time of assessment.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	3,021
A-Substructure	Structural Slab on Grade - Light Industrial	5,256
B10-Superstructure	Single Story Superstructure - High Cost	15,588
B2010-Exterior Walls	Concrete Walls	34,720
B2030-Exterior Doors	Door Assembly 4 - Moderate Size and Cost	17,854
B30-Roofing	BUR (Built up Roofing)	733
B30-Roofing	Metal Roofing - High End	13,275
C1010-Partitions	CMU Block Walls - Plain	5,650
C1020-Interior Doors	Swinging Doors - Average	2,280
C3010-Wall Finishes	Painted Finish - Average	1,822
C3020-Floor Finishes	VCT 4 - Average	2,595
C3030-Ceiling Finishes	Painted Plaster	888
C3030-Ceiling Finishes	Wood Ceiling - Painted or Stained	7,128
D20-Plumbing	Rain Water Drainage - Average	128
D3050-Terminal and Package Units	Electric Unit Heaters	1,283
D5010-Electrical Service and Distribution	Distribution System - Light Duty	2,570
D5010-Electrical Service and Distribution	Feeder for Moderate Service	415
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	1,775
Subtotal		116,981

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	29,245
Site Remediation (+ 5%)	5,849
Subtotal	35,094

Total Replacement Value 152,075

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3030-Ceiling Finishes	Wood Ceiling - Painted or Stained	2007	4,453
C3020-Floor Finishes	VCT 4 - Average	2007	3,242
		2022	3,242
D20-Plumbing	Rain Water Drainage - Average	2014	144
C3030-Ceiling Finishes	Painted Plaster	2007	555
C3010-Wall Finishes	Painted Finish - Average	2007	2,267
		2017	2,267
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	2007	2,219
D5010-Electrical Service and Distribution	Feeder for Moderate Service	2007	516
D3050-Terminal and Package Units	Electric Unit Heaters	2007	1,602
		2022	1,602
B2030-Exterior Doors	Door Assembly 4 - Moderate Size and Cost	2007	22,317
D5010-Electrical Service and Distribution	Distribution System - Light Duty	2007	3,211
B30-Roofing	BUR (Built up Roofing)	2007	916

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: POWELL UNIVERSITY CENTER
Asset Number: 0218

STATISTICS

FCI Requirements Cost:	0	FCI:	0.34
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Current Replacement Value	36,386,619	Address 1	-
Size	154,295 SF	Address 2	-
Year Constructed	1971	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Johnson-Romanowitz Architects
Ownership	Client Owned	Historical Category	None
Floors	3	Construction Type	IBC - Type 1B
Type	Building	Use	Food Service
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Powell University Center, Building 0218, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The three [3] story building was originally constructed in approximately 1971. The building contains approximately 154,295 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-2 and the construction type would be classified as Type 1A, Unsprinklered.

USES: The building houses university food service kitchens, storage and student dining facilities, faculty dining area, university administration dining area, student lounge areas, student computer lab area, student government offices and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	55,897
A-Substructure	Grade Beams - Average	728,367
A-Substructure	Structural Slab on Grade - Non Industrial	325,871
B10-Superstructure	Multi Floor Superstructure - High Cost	4,379,262
B10-Superstructure	Single Story Superstructure - Average	132,859
B2010-Exterior Walls	Brick Walls	241,994
B2010-Exterior Walls	Concrete Coatings	25,254
B2010-Exterior Walls	Concrete Walls	320,838
B2010-Exterior Walls	Precast Concrete Panels - Low Rise	285,362
B2020-Exterior Windows	Curtain Wall System - Standard	717,492
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	185,979
B2030-Exterior Doors	Door Assembly 5 - Average	137,333
B30-Roofing	Adhered Membrane Single Ply	18,830
B30-Roofing	BUR (Built up Roofing)	376,982
B30-Roofing	Pavers on Roof	96,459
B3021-Glazed Roof Openings	Aluminum Skylights	45,633
C1010-Partitions	CMU Block Walls - Plain	576,392
C1010-Partitions	CMU Walls - Glazed 1 Side	158,908
C1010-Partitions	Face Brick Partitons	415,879
C1010-Partitions	GWB Walls - Standard	220,611
C1010-Partitions	Plaster Walls	671,217
C1010-Partitions	Windows/Storefront Partitions - Average	159,070
C1020-Interior Doors	Swinging Doors - Average	706,928
C1030-Fittings	Restroom Accessories - Average	145,009
C1030-Fittings	Toilet Partitions - Average	257,425
C20-Stairs	Stairs - Average	121,450
C20-Stairs	Stairs - High End	570,598
C3010-Wall Finishes	Ceramic Tiles - Average	97,163
C3010-Wall Finishes	Painted Finish - Average	329,737
C3010-Wall Finishes	Raised Wood Paneling - Economy	354,600
C3020-Floor Finishes	Carpeting 3 - Average	320,978
C3020-Floor Finishes	Ceramic Tile - Average	71,070
C3020-Floor Finishes	Quarry Tile - Average	304,871
C3020-Floor Finishes	Stone Finish - Average	295,776

All costs in USD.

System	System Name	Cost
C3020-Floor Finishes	Terrazzo - Standard	405,724
C3020-Floor Finishes	VCT 4 - Average	128,116
C3030-Ceiling Finishes	ACT Concealed Spline System	250,776
C3030-Ceiling Finishes	ACT System - Standard	198,661
C3030-Ceiling Finishes	ACT System - Standard	77,242
C3030-Ceiling Finishes	GWB Taped and Finished	67,824
C3030-Ceiling Finishes	Painted Plaster	93,485
	Hydraulic Freight/Passenger Elev. - Special	
D10-Conveying		178,279
D20-Plumbing	Rain Water Drainage	196,970
D20-Plumbing	Sanitary Waste System	535,991
D2010-Plumbing Fixtures	Drinking Fountains	27,582
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	56,155
D2010-Plumbing Fixtures	Restroom Fixtures	500,628
D2010-Plumbing Fixtures	Service/Utility Sinks	35,054
D2020-Domestic Water Distribution	Domestic Water Distribution	303,805
D2020-Domestic Water Distribution	Water Heater - Steam	101,326
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	114,711
D3030-Cooling Generating Systems	Chiller - Centrifugal	599,909
D3030-Cooling Generating Systems	Cooling Tower	179,451
D3040-Distribution Systems	Air VAV with Central AHU	1,851,421
D3040-Distribution Systems	Exhaust - General Building	139,760
D3040-Distribution Systems	Heat Generation - Central Steam Supply	90,445
D3040-Distribution Systems	HVAC Distribution Piping	397,736
D3060-Controls and Instrumentation	HVAC Controls	537,204
D40-Fire Protection	Fire Extinguishers	5,042
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	1,384,723
D5010-Electrical Service and Distribution	Feeder for Heavy Service	523,858
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	93,151
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	726,171
D5030-Communications and Security	Clock System for Large Building	684,525
D5030-Communications and Security	Fire Alarm System - High Density	723,469
D5030-Communications and Security	LAN System - Medium	456,590
D5030-Communications and Security	Security System - Light Density	139,887
D5030-Communications and Security	Telephone System - Average Density	333,277
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	85,351

All costs in USD.

System	System Name	Cost
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	75,687
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	72,641
E-Equipment and Furnishings	Food Service Counters - High End	47,486
E-Equipment and Furnishings	Food Service Counters - High End	19,786
E-Equipment and Furnishings	Kitchen Equipment - Average	47,290
E-Equipment and Furnishings	Kitchen Equipment - High End	289,343
E-Equipment and Furnishings	Office Equipment- Medium	166,639
E-Equipment and Furnishings	School Equipment - High End	867,632
G2031-Paving and Surfacing	Entry Plaza	209,779
G2033-Exterior Steps	Entry Plaza Steps and Walls	117,032
Subtotal		27,989,708

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	6,997,427
Site Remediation (+ 5%)	1,399,485
Subtotal	8,396,912

Total Replacement Value 36,386,620

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C1010-Partitions	Windows/Storefront Partitions - Average	2021	198,840
D2020-Domestic Water Distribution	Water Heater - Steam	2007	127,293
		2022	127,293
C3020-Floor Finishes	VCT 4 - Average	2010	160,086
C1030-Fittings	Toilet Partitions - Average	2011	322,091
C3020-Floor Finishes	Terrazzo - Standard	2021	507,055
D5030-Communications and Security	Telephone System - Average Density	2007	354,107
		2017	354,107
D5010-Electrical Service and Distribution	Switchgear - Heavy Duty	2007	115,721
C1020-Interior Doors	Swinging Doors - Average	2021	574,378
C3020-Floor Finishes	Stone Finish - Average	2011	369,750
D2010-Plumbing Fixtures	Service/Utility Sinks	2007	44,360
D5030-Communications and Security	Security System - Light Density	2007	175,511
		2017	175,511
E-Equipment and Furnishings	School Equipment - High End	2015	1,083,922
D2010-Plumbing Fixtures	Restroom Fixtures	2013	624,895
C1030-Fittings	Restroom Accessories - Average	2007	181,297
C3010-Wall Finishes	Raised Wood Paneling - Economy	2016	288,133
D20-Plumbing	Rain Water Drainage	2016	222,185
C3020-Floor Finishes	Quarry Tile - Average	2011	381,150
C1010-Partitions	Plaster Walls	2021	419,640
B30-Roofing	Pavers on Roof	2017	120,575
C3030-Ceiling Finishes	Painted Plaster	2011	58,425
C3010-Wall Finishes	Painted Finish - Average	2011	410,263
		2021	410,263
E-Equipment and Furnishings	Office Equipment- Medium	2020	208,298
D5020-Lighting and Branch Wiring	Lighting Fixtures - Heavy Density	2007	908,412
D5030-Communications and Security	LAN System - Medium	2007	485,258
		2022	485,258
D2010-Plumbing Fixtures	Kitchenette Cab Counter Sink	2012	69,433
E-Equipment and Furnishings	Kitchen Equipment - High End	2011	361,678
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	2007	222,849
D3040-Distribution Systems	HVAC Distribution Piping	2007	497,601
D3060-Controls and Instrumentation	HVAC Controls	2007	671,183
D3040-Distribution Systems	Heat Generation - Central Steam Supply	2007	113,793

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C1010-Partitions	GWB Walls - Standard	2021	137,894
E-Equipment and Furnishings	Food Service Counters - High End	2011	59,357
D40-Fire Protection	Fire Extinguishers	2015	5,786
D5030-Communications and Security	Fire Alarm System - High Density	2007	904,554
		2017	904,554
C1010-Partitions	Face Brick Partitons	2021	52,004
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	90,648
		2017	90,648
D3040-Distribution Systems	Exhaust - General Building	2010	157,960
D5092-Emergency Light and Power Systems	Emergency Generator - Average 250KW	2015	94,609
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	106,078
		2017	106,078
D2010-Plumbing Fixtures	Drinking Fountains	2007	34,716
B2030-Exterior Doors	Door Assembly 5 - Average	2007	171,667
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2007	232,474
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	341,956
D5010-Electrical Service and Distribution	Distribution System - Heavy Capacity	2007	1,730,033
B2020-Exterior Windows	Curtain Wall System - Standard	2011	896,808
D3030-Cooling Generating Systems	Cooling Tower	2015	223,728
B2010-Exterior Walls	Concrete Coatings	2007	31,610
		2022	31,610
C1010-Partitions	CMU Walls - Glazed 1 Side	2021	99,305
C1010-Partitions	CMU Block Walls - Plain	2021	360,124
D5030-Communications and Security	Clock System for Large Building	2007	856,337
		2017	856,337
D3030-Cooling Generating Systems	Chiller - Centrifugal	2022	750,259
C3010-Wall Finishes	Ceramic Tiles - Average	2007	121,468
C3020-Floor Finishes	Ceramic Tile - Average	2007	88,848
C3020-Floor Finishes	Carpeting 3 - Average	2011	401,213
		2021	401,213
B30-Roofing	BUR (Built up Roofing)	2019	471,243
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	2007	142,723
B3021-Glazed Roof Openings	Aluminum Skylights	2007	57,040
D3040-Distribution Systems	Air VAV with Central AHU	2007	2,314,425
B30-Roofing	Adhered Membrane Single Ply	2017	23,520
C3030-Ceiling Finishes	ACT System - Standard	2007	96,525

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
		2022	96,525
C3030-Ceiling Finishes	ACT System - Standard	2011	248,257
C3030-Ceiling Finishes	ACT Concealed Spline System	2011	313,313

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: RAMSEY HEAT PLANT
Asset Number: 0201

STATISTICS

FCI Requirements Cost:		0	FCI:		0.42
Current Replacement Value	2,067,220	Address 1	-		
Size	7,257 SF	Address 2	-		
Year Constructed	1909	City	Richmond		
Year Renovated	1962	State/Province/Region	Kentucky		
Commission Date	-	Zip/Postal Code	40475		
Decommission Date	-	Architect	Mechanical		
Ownership	Client Owned	Historical Category	Eligible		
Floors	1	Construction Type	IBC - Type 2B		
Type	Building	Use	Mechanical		
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO		
5-YR Building Condition Code	4. Remodeling C	Fit For Contined Use Cost	-		
Fit For Continued Use Cost per SF	-				

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Ramsey Building, building #0201, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. It is named for Robert Ramsey, Superintendent of Buildings & Grounds in the years after World War I, and is the campus's heat generating plant.

Built in 1909 and nearly doubled in size in 1962, the 7,250 square foot, one story, 35 foot tall building appears to be type 2B construction, with exterior walls of solid brick, CMU faced brick and pre-cast concrete panels. There are no windows, the roof is modified bitumen with no topcoat, exterior doors are metal, and there is no elevator. On the exterior there are storage structures, equipment supports, access structures and a tall chimney, all supported on their own foundations.

The building's interior is essentially one large space holding three large boilers, with three small rooms housing controls, an office, and a bathroom in the north west corner. The remainder of the space is filled with the boilers, piping, ducts, ladders, catwalks, and other associated equipment. Interior finishes
All costs in USD.

are minimal, consisting of some areas where the exposed masonry has been painted, and paint on steel supports and access structures. Interior partitions are CMU, interior doors are metal, floors are exposed concrete and the ceiling is the exposed structure.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Use Group F-1, a moderate-hazard factory and industrial occupancy. The construction type would be classified as Type 2B, based on field observations.

USES: The building houses a large boiler room and associated support spaces.

REPLACEMENT VALUE

System	System Name	Cost
B10-Superstructure	Superstructure - Roof	205,971
B2010-Exterior Walls	Brick Walls	238,810
B2030-Exterior Doors	Door Assembly	34,333
B30-Roofing	Modified Bitumen Roofing	53,192
C1010-Partitions	CMU Block Walls	5,357
C1020-Interior Doors	Swinging Doors	9,122
C20-Stairs	Stairs	36,435
C3010-Wall Finishes	Painted Finish - Average	9,504
D2010-Plumbing Fixtures	Drinking Fountains	1,297
D2020-Domestic Water Distribution	Domestic Water Dist Complete - High End	16,382
D2020-Domestic Water Distribution	Water Heater - Steam	11,914
D3020-Heat Generating Systems	Boiler Steam - Gas/Oil - Redundant	529,730
D3040-Distribution Systems	Distribution Piping - Steam	103,716
D3040-Distribution Systems	Exhaust - General Building	6,573
D3040-Distribution Systems	Exhaust - Restroom	16,218
D5010-Electrical Service and Distribution	Distribution - Average Capacity	47,498
D5010-Electrical Service and Distribution	Feeder for Moderate Service	49,080
D5010-Electrical Service and Distribution	Switchgear - Average Duty	3,067
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	25,221
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	25,221
D5030-Communications and Security	Telephone System - Average Density	15,675
D5092-Emergency Light and Power Systems	Emergency Generator - Large 500KW	142,437
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	3,417
Subtotal		1,590,170

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	397,542
Site Remediation (+ 5%)	79,508
Subtotal	477,050

Total Replacement Value 2,067,220

All costs in USD.

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Steam	2007	14,877
		2022	14,877
D5030-Communications and Security	Telephone System - Average Density	2007	16,655
		2017	16,655
C1020-Interior Doors	Swinging Doors	2012	7,411
B10-Superstructure	Superstructure - Roof	2016	12,872
C3010-Wall Finishes	Painted Finish - Average	2007	11,825
		2017	11,825
B30-Roofing	Modified Bitumen Roofing	2007	66,492
		2017	66,492
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	31,568
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	4,263
		2017	4,263
D3040-Distribution Systems	Exhaust - Restroom	2007	20,229
D3040-Distribution Systems	Exhaust - General Building	2007	7,429
D2010-Plumbing Fixtures	Drinking Fountains	2007	1,633
B2030-Exterior Doors	Door Assembly	2016	42,917
D2020-Domestic Water Distribution	Domestic Water Dist Complete - High End	2007	18,451
D3040-Distribution Systems	Distribution Piping - Steam	2007	129,628
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	59,417
C1010-Partitions	CMU Block Walls	2016	3,347
B2010-Exterior Walls	Brick Walls	2016	29,850
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	31,568
D3020-Heat Generating Systems	Boiler Steam - Gas/Oil - Redundant	2011	662,162

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: RANGE CONTROL BLDG.
Asset Number: 0232

STATISTICS

FCI Requirements Cost:	0	FCI:	0.25
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Current Replacement Value	199,391	Address 1	-
Size	500 SF	Address 2	-
Year Constructed	1975	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Mason & Hanger Architects
Ownership	Client Owned	Historical Category	None
Floors	2	Construction Type	IBC - Type 2A
Type	Building	Use	Education
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Range Control Building, Building 0232, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The two [2] story building was originally constructed in approximately 1975. The building contains approximately 500 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2A, Unsprinklered.

USES: The building houses law enforcement driver training observation and control tower plus support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	2,182
A-Substructure	Structural Slab on Grade - Non Industrial	1,584
B10-Superstructure	Multi Floor Superstructure - Average Cost	12,074
B2010-Exterior Walls	Brick Walls	19,901
B2010-Exterior Walls	Precast Concrete Panels - Low Rise	12,659
B2020-Exterior Windows	Curtain Wall System - Standard	24,270
B2030-Exterior Doors	Door Assembly 5 - Average	34,333
B30-Roofing	BUR (Built up Roofing)	1,832
C1010-Partitions	CMU Block Walls - Plain	4,521
C1020-Interior Doors	Swinging Doors - Average	4,561
C1030-Fittings	Restroom Accessories - Average	510
C20-Stairs	Stairs - Average	12,145
C3010-Wall Finishes	Painted Finish - Average	1,458
C3020-Floor Finishes	VCT 4 - Average	1,038
C3030-Ceiling Finishes	ACT System - Deluxe	487
C3030-Ceiling Finishes	ACT System - Standard	1,450
D20-Plumbing	Rain Water Drainage - Average	638
D20-Plumbing	Sanitary Waste System	1,737
D2010-Plumbing Fixtures	Drinking Fountains	1,341
D2010-Plumbing Fixtures	Restroom Fixtures	1,622
D2020-Domestic Water Distribution	Domestic Water Distribution	984
D2020-Domestic Water Distribution	Water Heater - Electric	720
D3040-Distribution Systems	Exhaust - General Building	769
D3050-Terminal and Package Units	Package AC Unit	5,123
D40-Fire Protection	Fire Extinguishers	91
D5010-Electrical Service and Distribution	Distribution System - Light Duty	2,056
D5010-Electrical Service and Distribution	Feeder for Moderate Service	332
D5010-Electrical Service and Distribution	Switchgear - Light Duty	139
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	1,738
D5030-Communications and Security	Telephone System - Average Density	1,080
Subtotal		153,375

Overhead Cost

All costs in USD.

Description	Cost
Equipment and Furnishings (+ 25%)	38,344
Site Remediation (+ 5%)	7,669
Subtotal	46,013
Total Replacement Value	199,388

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D2020-Domestic Water Distribution	Water Heater - Electric	2013	900
C3020-Floor Finishes	VCT 4 - Average	2007	1,297
		2022	1,297
D5030-Communications and Security	Telephone System - Average Density	2007	1,148
		2017	1,148
D5010-Electrical Service and Distribution	Switchgear - Light Duty	2007	175
D2010-Plumbing Fixtures	Restroom Fixtures	2009	2,025
C1030-Fittings	Restroom Accessories - Average	2011	638
C3010-Wall Finishes	Painted Finish - Average	2007	1,814
		2017	1,814
D3050-Terminal and Package Units	Package AC Unit	2016	6,406
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	2,175
D40-Fire Protection	Fire Extinguishers	2020	113
D5010-Electrical Service and Distribution	Feeder for Moderate Service	2007	413
D3040-Distribution Systems	Exhaust - General Building	2011	866
D2010-Plumbing Fixtures	Drinking Fountains	2007	1,675
B2030-Exterior Doors	Door Assembly 5 - Average	2011	42,917
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	1,108
D5010-Electrical Service and Distribution	Distribution System - Light Duty	2007	2,569
B2020-Exterior Windows	Curtain Wall System - Standard	2015	30,336
B30-Roofing	BUR (Built up Roofing)	2015	2,291
C3030-Ceiling Finishes	ACT System - Standard	2007	1,813
		2022	1,813
C3030-Ceiling Finishes	ACT System - Deluxe	2011	609

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: ROARK
Asset Number: 0103

STATISTICS

FCI Requirements Cost:	0	FCI:	0.34
Current Replacement Value	7,385,187	Address 1	-
Size	34,742 SF	Address 2	-
Year Constructed	1909	City	Richmond
Year Renovated	1991	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	C.C. & E.A. Weber, Architects
Ownership	Client Owned	Historical Category	Eligible
Floors	3	Construction Type	IBC - Type 3B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Roark Building, building #0103, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named for Eastern's first president, Ruric Neval Roark (1859-1909), the building originally housed the Model Laboratory School, and today is home to the Earth Sciences, Geography, Planning, and the Dean of the College of Arts and Sciences. The building was renovated in 1991.

Built in 1909, the approximately 35,000 square foot, two story building, with a full basement, appears to be type 3B construction, with unprotected interior wood framing and exterior walls of brick and limestone. The windows throughout are pre-finished aluminum double hung, insulating glass units, and the roof is a pre-finished standing seam steel panel system on wood framing and deck. There is no elevator in Roark, though the basement can be accessed from grade and the first and second floors can be accessed from the elevator in Memorial Hall.

All costs in USD.

Interior finishes are typically painted plaster walls and acoustical tile ceilings, ceramic tile walls and floors in toilet rooms, vinyl tile floors in classrooms and corridors, and carpet in offices.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B. The construction type would be classified as Type 3B, based on field observations.

USES: The building houses classrooms, labs, offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	539,436
A-Substructure	Structural Slab on Grade	73,375
B10-Superstructure	Multi Floor Superstructure	986,061
B2010-Exterior Walls	Brick Walls	218,909
B2020-Exterior Windows	Aluminum Windows	335,866
B2030-Exterior Doors	Door Assembly	83,906
B30-Roofing	Gutters and Downspouts	17,605
B30-Roofing	Metal Roofing	318,600
C1010-Partitions	GWB Walls	154,588
C1020-Interior Doors	Swinging Doors	196,116
C1030-Fittings	Restroom Accessories	17,853
C1030-Fittings	Toilet Partitions	29,197
C20-Stairs	Stairs	72,870
C3010-Wall Finishes	Ceramic Tiles	25,237
C3010-Wall Finishes	Painted Finish	24,192
C3020-Floor Finishes	Carpeting	95,617
C3020-Floor Finishes	Ceramic Tile	13,822
C3020-Floor Finishes	VCT	83,030
C3030-Ceiling Finishes	ACT System	120,154
D20-Plumbing	Rain Water Drainage - Average	44,351
D20-Plumbing	Sanitary Waste System - Low End	49,444
D2010-Plumbing Fixtures	Drinking Fountains	6,210
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	51,500
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	68,406
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	160,086
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	202,791
D3040-Distribution Systems	Exhaust - General Building	31,469
D3040-Distribution Systems	Exhaust - Restroom	77,640
D3040-Distribution Systems	Four Pipe System	466,457
D3060-Controls and Instrumentation	DDC System - Average	2,646
D40-Fire Protection	Fire Extinguishers	1,135
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	133,338
D5010-Electrical Service and Distribution	Distribution - Average Capacity	227,392
D5010-Electrical Service and Distribution	Feeder for Moderate Service	234,964

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Switchgear - Average Duty	14,682
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	120,740
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	120,740
D5030-Communications and Security	Fire Alarm System - Average Density	119,581
D5030-Communications and Security	Telephone System - Average Density	75,043
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	16,356
Subtotal		5,680,913

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,420,228
Site Remediation (+ 5%)	284,046
Subtotal	1,704,274

Total Replacement Value 7,385,187

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	2007	150,085
C3020-Floor Finishes	VCT	2011	103,750
D5030-Communications and Security	Telephone System - Average Density	2007	79,733
		2017	79,733
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	18,240
A-Substructure	Structural Slab on Grade	2008	4,589
C20-Stairs	Stairs	2011	27,326
D20-Plumbing	Sanitary Waste System - Low End	2007	55,500
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	64,273
C1030-Fittings	Restroom Accessories	2016	22,313
D20-Plumbing	Rain Water Drainage - Average	2010	50,028
C3010-Wall Finishes	Painted Finish	2011	30,100
		2021	30,100
B10-Superstructure	Multi Floor Superstructure	2016	61,624
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	151,128
B30-Roofing	Gutters and Downspouts	2007	22,148
		2022	22,148
D3040-Distribution Systems	Four Pipe System	2007	524,908
A-Substructure	Foundation Wall and Footings	2016	33,714
D40-Fire Protection	Fire Extinguishers	2007	1,303
D5030-Communications and Security	Fire Alarm System - Average Density	2007	149,391
		2022	149,391
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	20,411
		2017	20,411
D3040-Distribution Systems	Exhaust - Restroom	2007	96,843
D3040-Distribution Systems	Exhaust - General Building	2007	35,567
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	7,817
B2030-Exterior Doors	Door Assembly	2021	104,883
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	76,997
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	284,450
D3060-Controls and Instrumentation	DDC System - Average	2010	3,335

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	253,617
C3010-Wall Finishes	Ceramic Tiles	2016	31,550
C3020-Floor Finishes	Ceramic Tile	2016	17,280
C3020-Floor Finishes	Carpeting	2009	119,456
		2019	119,456
B2010-Exterior Walls	Brick Walls	2016	27,363
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	151,128
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	200,201
B2020-Exterior Windows	Aluminum Windows	2021	419,850
C3030-Ceiling Finishes	ACT System	2011	150,150

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: STRATTON BLDG.
Asset Number: 0120

STATISTICS

FCI Requirements Cost:	0	FCI:	0.37
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Current Replacement Value	37,130,222	Address 1	-
Size	169,224 SF	Address 2	-
Year Constructed	1975	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Mason & Hanger Architects
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 2A
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Contined Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Stratton Building, Building 0120, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The four [4] story building was originally constructed in approximately 1975. It is connected by an enclosed breezeway to the Funderburk Building, Building 0125. The building contains approximately 169,224 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 2A, Unsprinklered.

USES: The building houses university classroom areas, faculty offices, food service kitchen and dining areas, auditorium, small indoor pool and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 12' - Full Basement	73,790
A-Substructure	Grade Beams - Average	599,131
A-Substructure	Structural Slab on Grade - Non Industrial	268,051
B10-Superstructure	Multi Floor Superstructure - High Cost	4,802,983
B2010-Exterior Walls	Brick Walls	497,520
B2010-Exterior Walls	Precast Concrete Panels - Low Rise	1,026,513
B2020-Exterior Windows	Aluminum Windows	638,145
B2020-Exterior Windows	Curtain Wall System - Standard	718,781
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	157,533
B2030-Exterior Doors	Door Assembly 5 - Average	183,111
B30-Roofing	BUR (Built up Roofing)	310,093
C1010-Partitions	CMU Block Walls - Plain	1,530,173
C1010-Partitions	Demountable Fabric Partitions	339,091
C1010-Partitions	GWB Walls - Standard	183,880
C1010-Partitions	Windows/Storefront Partitions - Average	53,023
C1020-Interior Doors	Swinging Doors - Average	547,299
C1030-Fittings	Restroom Accessories - Average	172,635
C1030-Fittings	Toilet Partitions - Average	282,332
C20-Stairs	Stairs - Average	121,450
C20-Stairs	Stairs - High End	249,637
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	28,212
C3010-Wall Finishes	Painted Finish - Average	493,311
C3020-Floor Finishes	Carpeting 3 - Average	394,560
C3020-Floor Finishes	Carpeting 3 - Average	259,597
C3020-Floor Finishes	Ceramic Tile - Average	155,503
C3020-Floor Finishes	Quarry Tile - Average	71,983
C3020-Floor Finishes	VCT 4 - Average	315,516
C3030-Ceiling Finishes	ACT System - Deluxe	38,889
C3030-Ceiling Finishes	ACT System - Standard	665,136
C3030-Ceiling Finishes	ACT System - Standard	490,167
C3030-Ceiling Finishes	GWB Taped and Finished	9,043
D10-Conveying	Hydraulic Freight/Passenger Elev.	156,767
D20-Plumbing	Rain Water Drainage - Average	216,028
D20-Plumbing	Sanitary Waste System	587,851

All costs in USD.

System	System Name	Cost
D2010-Plumbing Fixtures	Drinking Fountains	30,250
D2010-Plumbing Fixtures	Restroom Fixtures	549,067
D2020-Domestic Water Distribution	Domestic Water Dist Complete	333,200
D3030-Cooling Generating Systems	Chiller - Centrifugal 1	328,977
D3030-Cooling Generating Systems	Chiller - Centrifugal 2	328,977
D3030-Cooling Generating Systems	Cooling Tower	196,814
D3040-Distribution Systems	Exhaust - General Building	153,282
D3040-Distribution Systems	VAV with Central AHU	2,030,557
D3060-Controls and Instrumentation	DDC System	589,182
D40-Fire Protection	Fire Extinguishers	5,529
D40-Fire Protection	Fire Supression Standpipe System	139,116
D5010-Electrical Service and Distribution	Distribution - Average Capacity	1,107,597
D5010-Electrical Service and Distribution	Feeder for Average Service	224,820
D5010-Electrical Service and Distribution	Switchgear - Average Duty	71,515
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	588,111
D5030-Communications and Security	Clock System - Average Building	597,650
D5030-Communications and Security	Fire Alarm System - Average Density	582,462
D5030-Communications and Security	LAN System - Medium	500,768
D5030-Communications and Security	Public Address System - Average	239,583
D5030-Communications and Security	Security System - Light Density	153,422
D5030-Communications and Security	Telephone System - Average Density	365,524
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	79,670
E-Equipment and Furnishings	Fixed Seating - Average	27,944
E-Equipment and Furnishings	Food Service Counters - High End	63,314
E-Equipment and Furnishings	Kitchen Equipment - High End	192,895
E-Equipment and Furnishings	Loading Dock Equipment - Average	22,188
E-Equipment and Furnishings	Office Equipment- Medium	91,381
E-Equipment and Furnishings	Point of Sale System	16,753
E-Equipment and Furnishings	School Equipment - High End	955,944
E-Equipment and Furnishings	Theater And Stage Equip - Economy	1,297,318
E-Equipment and Furnishings	Theater Curtain - Electrically Operated	10,658
Subtotal		28,561,710

Overhead Cost*All costs in USD.*

Description	Cost
Equipment and Furnishings (+ 25%)	7,140,427
Site Remediation (+ 5%)	1,428,085
Subtotal	8,568,512
Total Replacement Value	37,130,222

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2007	394,250
		2022	394,250
D3040-Distribution Systems	VAV with Central AHU	2008	2,538,360
C1030-Fittings	Toilet Partitions - Average	2015	353,255
E-Equipment and Furnishings	Theater Curtain - Electrically Operated	2011	13,320
E-Equipment and Furnishings	Theater And Stage Equip - Economy	2011	1,621,694
D5030-Communications and Security	Telephone System - Average Density	2007	388,369
		2017	388,369
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	88,843
D5030-Communications and Security	Security System - Light Density	2007	192,492
		2017	192,492
E-Equipment and Furnishings	School Equipment - High End	2013	1,195,313
D2010-Plumbing Fixtures	Restroom Fixtures	2016	685,357
C1030-Fittings	Restroom Accessories - Average	2007	215,761
C3020-Floor Finishes	Quarry Tile - Average	2007	89,994
D5030-Communications and Security	Public Address System - Average	2007	300,373
		2022	300,373
E-Equipment and Furnishings	Point of Sale System	2010	21,153
		2020	21,153
C3010-Wall Finishes	Painted Finish - Average	2007	613,784
		2017	613,784
C3010-Wall Finishes	Paint Masonry/Epoxy Finish - Economy	2007	35,340
		2022	35,340
E-Equipment and Furnishings	Office Equipment- Medium	2011	114,226
E-Equipment and Furnishings	Loading Dock Equipment - Average	2018	27,736
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	736,124
D5030-Communications and Security	LAN System - Medium	2007	532,209
		2022	532,209
E-Equipment and Furnishings	Kitchen Equipment - High End	2007	241,119
		2008	241,119
		2009	241,119
		2010	241,119
		2011	241,119
		2012	241,119

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
		2013	241,119
		2014	241,119
		2015	241,119
		2016	241,119
		2017	241,119
		2018	241,119
		2019	241,119
		2020	241,119
		2021	241,119
		2022	241,119
D10-Conveying	Hydraulic Freight/Passenger Elev.	2010	195,958
C3030-Ceiling Finishes	GWB Taped and Finished	2007	5,650
E-Equipment and Furnishings	Food Service Counters - High End	2011	79,143
E-Equipment and Furnishings	Fixed Seating - Average	2011	17,464
D40-Fire Protection	Fire Suppression Standpipe System	2021	104,073
D40-Fire Protection	Fire Extinguishers	2010	6,346
D5030-Communications and Security	Fire Alarm System - Average Density	2007	727,663
		2017	727,663
D5010-Electrical Service and Distribution	Feeder for Average Service	2007	281,335
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	99,419
		2017	99,419
D3040-Distribution Systems	Exhaust - General Building	2010	173,243
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	38,075
B2030-Exterior Doors	Door Assembly 5 - Average	2011	228,889
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	2011	196,916
D2020-Domestic Water Distribution	Domestic Water Dist Complete	2015	375,043
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	1,385,522
C1010-Partitions	Demountable Fabric Partitions	2010	423,944
D3060-Controls and Instrumentation	DDC System	2008	736,124
B2020-Exterior Windows	Curtain Wall System - Standard	2015	898,420
D3030-Cooling Generating Systems	Cooling Tower	2010	245,375
D5030-Communications and Security	Clock System - Average Building	2007	746,701
		2017	746,701
D3030-Cooling Generating Systems	Chiller - Centrifugal 2	2007	410,368
C3020-Floor Finishes	Ceramic Tile - Average	2007	194,400
C3020-Floor Finishes	Carpeting 3 - Average	2015	324,488

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Carpeting 3 - Average	2007	493,188
		2017	493,188
B30-Roofing	BUR (Built up Roofing)	2010	387,629
B2020-Exterior Windows	Aluminum Windows	2011	797,715
C3030-Ceiling Finishes	ACT System - Standard	2020	612,537
C3030-Ceiling Finishes	ACT System - Standard	2007	831,188
		2022	831,188
C3030-Ceiling Finishes	ACT System - Deluxe	2011	48,639

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: STUDENT FITNESS & WELLNESS CENTER
Asset Number: 7696

STATISTICS

FCI Requirements Cost:	0	FCI:	0.00
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Current Replacement Value	11,433,142	Address 1	-
Size	51,659 SF	Address 2	-
Year Constructed	2004	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Omni Architects
Ownership	Client Owned	Historical Category	None
Floors	2	Construction Type	IBC - Type 2B
Type	Building	Use	Recreation and Sport
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO
5-YR Building Condition Code	1. Satisfactory	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

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REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings - no Basement	30,210
A-Substructure	Structural Slab on Grade - Non Industrial	163,656
B10-Superstructure	Multi Floor Superstructure - High Cost	1,466,206
B2010-Exterior Walls	Brick Walls	233,377
B2010-Exterior Walls	Precast Concrete Panels - Low Rise	290,110
B2020-Exterior Windows	Aluminum Windows	33,587
B2020-Exterior Windows	Curtain Wall System - Standard	644,681
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	39,383
B2030-Exterior Doors	Door Assembly 5 - Average	22,889
B30-Roofing	BUR (Built up Roofing)	189,324
C1010-Partitions	Brick Walls	109,454
C1010-Partitions	CMU Block Walls - Plain	302,552
C1010-Partitions	Windows/Storefront Partitions - Average	99,418
C1020-Interior Doors	Swinging Doors - Average	68,412
C1020-Interior Doors	Swinging Doors - High End	49,933
C1030-Fittings	Restroom Accessories - Average	52,700
C1030-Fittings	Toilet Partitions - Average	86,188
C20-Stairs	Stairs - Average	24,290
C20-Stairs	Stairs - High End	71,325
C3010-Wall Finishes	Painted Finish - Average	49,454
C3020-Floor Finishes	Carpeting 2 - High Quality	16,629
C3020-Floor Finishes	Ceramic Tile - Average	65,657
C3020-Floor Finishes	Rubber Sheet Goods	74,818
C3020-Floor Finishes	VCT 3 - Quality	177,948
C3020-Floor Finishes	Wood Flooring - Average	163,238
C3030-Ceiling Finishes	ACT System - Standard	214,560
C3030-Ceiling Finishes	GWB Taped and Finished	4,522
C3030-Ceiling Finishes	Painted Plaster	63,180
D10-Conveying	Hydraulic Freight/Passenger Elev.	208,977
D20-Plumbing	Rain Water Drainage - Average	65,947
D20-Plumbing	Sanitary Waste System	179,453
D2010-Plumbing Fixtures	Drinking Fountains	9,235
D2010-Plumbing Fixtures	Emergency Eyewash and Shower	4,077
D2010-Plumbing Fixtures	Restroom Fixtures	167,614

All costs in USD.

System	System Name	Cost
D2020-Domestic Water Distribution	Domestic Water Distribution	101,716
D2020-Domestic Water Distribution	Water Heater - Electric	59,046
D3030-Cooling Generating Systems	Chiller - Reciprocating - Air Cooled	276,640
D3040-Distribution Systems	Air VAV with Central AHU	619,868
D3040-Distribution Systems	Exhaust - General Building	46,792
D3040-Distribution Systems	Heat Generation - Central Steam Supply	30,282
D3060-Controls and Instrumentation	DDC System	179,859
D40-Fire Protection	Fire Extinguishers	1,688
D40-Fire Protection	Wet Sprinkler System wo/Pump - Lt Hazard	198,264
D5010-Electrical Service and Distribution	Distribution - Average Capacity	338,116
D5010-Electrical Service and Distribution	Feeder for Average Service	68,631
D5010-Electrical Service and Distribution	Switchgear - Light Duty	14,399
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	179,533
D5030-Communications and Security	Clock System - Average Building	182,444
D5030-Communications and Security	Fire Alarm System - Average Density	177,808
D5030-Communications and Security	Public Address System - Average	73,138
D5030-Communications and Security	Security System - Light Density	46,835
D5030-Communications and Security	Telephone System - Average Density	111,583
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	14,592
E-Equipment and Furnishings	Gym Equipment - High End	580,978
Subtotal		8,794,724

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	2,198,681
Site Remediation (+ 5%)	439,736
Subtotal	2,638,417

Total Replacement Value 11,433,141

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
D5030-Communications and Security	Telephone System - Average Density	2014	118,557
D5030-Communications and Security	Security System - Light Density	2014	58,762
C3020-Floor Finishes	Rubber Sheet Goods	2019	93,488
D5030-Communications and Security	Public Address System - Average	2019	91,695
C3010-Wall Finishes	Painted Finish - Average	2014	61,531
D5030-Communications and Security	Fire Alarm System - Average Density	2014	222,134
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2014	18,081
D5030-Communications and Security	Clock System - Average Building	2014	227,945
C3020-Floor Finishes	Carpeting 2 - High Quality	2014	20,775
C3030-Ceiling Finishes	ACT System - Standard	2019	268,125

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: STUDENT SERVICES BUILDING
Asset Number: 0258

STATISTICS

FCI Requirements Cost:		0	FCI:		0.07
Current Replacement Value	27,864,781	Address 1	-		
Size	130,916 SF	Address 2	-		
Year Constructed	2002	City	Richmond		
Year Renovated	-	State/Province/Region	Kentucky		
Commission Date	-	Zip/Postal Code	40475		
Decommission Date	-	Architect	N/A		
Ownership	Client Owned	Historical Category	None		
Floors	5	Construction Type	-		
Type	Building	Use	Education		
1-YR Building Condition Code	1. Satisfactory	2006 Space Study?	NO		
5-YR Building Condition Code	1. Satisfactory	Fit For Contined Use Cost	-		
Fit For Continued Use Cost per SF	-				

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

-

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	62,884
A-Substructure	Grade Beams - Large	761,110
A-Substructure	Structural Slab on Grade - Non Industrial	165,897
B10-Superstructure	Multi Floor Superstructure - High Cost	3,715,710
B2010-Exterior Walls	Brick Walls	752,720
B2010-Exterior Walls	Precast Concrete Panels for High Rise	1,190,218
B2020-Exterior Windows	Aluminum Windows	520,592
B2020-Exterior Windows	Curtain Wall System - Standard	556,018
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	78,766
B2030-Exterior Doors	Door Assembly 5 - Average	91,556
B30-Roofing	BUR (Built up Roofing)	191,917
C1010-Partitions	CMU Block Walls - Plain	1,183,781
C1010-Partitions	Demountable Fabric Partitions	233,856
C1010-Partitions	Folding Partitions - Deluxe	70,157
C1010-Partitions	GWB Partitions on Furring	61,056
C1010-Partitions	GWB Walls - Standard	293,674
C1010-Partitions	Windows/Storefront Partitions - Average	33,140
C1020-Interior Doors	Swinging Doors - Average	706,928
C1030-Fittings	Restroom Accessories - Average	133,555
C1030-Fittings	Toilet Partitions - Average	218,420
C20-Stairs	Stairs - Average	194,320
C20-Stairs	Stairs - High End	71,325
C3010-Wall Finishes	Painted Finish - Average	381,638
C3020-Floor Finishes	Carpeting 3 - Average	325,008
C3020-Floor Finishes	Ceramic Tile - Average	115,187
C3020-Floor Finishes	Stone Finish - Average	147,888
C3020-Floor Finishes	VCT 4 - Average	274,000
C3030-Ceiling Finishes	ACT System - Deluxe	637,194
D10-Conveying	Hydraulic Freight/Passenger Elev.	208,977
D20-Plumbing	Rain Water Drainage	167,125
D20-Plumbing	Sanitary Waste System	454,777
D2010-Plumbing Fixtures	Drinking Fountains	23,402
D2010-Plumbing Fixtures	Restroom Fixtures	424,772
D2020-Domestic Water Distribution	Domestic Water Dist Complete	257,772

All costs in USD.

System	System Name	Cost
D3030-Cooling Generating Systems	Chiller - Centrifugal	509,010
D3030-Cooling Generating Systems	Cooling Tower	151,248
D3040-Distribution Systems	Air VAV with Central AHU	1,570,891
D3040-Distribution Systems	Exhaust - General	292,566
D3060-Controls and Instrumentation	DDC System	455,806
D40-Fire Protection	Backflow Prevention for Fire System	3,338
D40-Fire Protection	Fire Extinguishers	4,278
D40-Fire Protection	Wet Sprinkler System wo/Pump	502,448
D5010-Electrical Service and Distribution	Distribution System - Light Duty	538,429
D5010-Electrical Service and Distribution	Feeder for Average Service	173,927
D5010-Electrical Service and Distribution	Switchgear - Light Duty	36,491
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	454,978
D5030-Communications and Security	Clock System - Average Building	462,357
D5030-Communications and Security	Fire Alarm System - Average Density	450,608
D5030-Communications and Security	Public Address System - Average	185,348
D5030-Communications and Security	Security System - Light Density	118,691
D5030-Communications and Security	Telephone System - Average Density	282,779
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	36,981
E-Equipment and Furnishings	Office Equipment - High Density	154,963
E-Equipment and Furnishings	School Equipment - High End	294,467
Subtotal		21,434,452

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	5,358,612
Site Remediation (+ 5%)	1,071,722
Subtotal	6,430,334

Total Replacement Value 27,864,786

All costs in USD.

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2017	342,375
D5030-Communications and Security	Telephone System - Average Density	2012	300,452
		2022	300,452
D5030-Communications and Security	Security System - Light Density	2012	148,917
		2022	148,917
E-Equipment and Furnishings	School Equipment - High End	2022	368,201
D5030-Communications and Security	Public Address System - Average	2017	232,376
C3010-Wall Finishes	Painted Finish - Average	2012	474,839
		2022	474,839
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2022	569,485
C1010-Partitions	Folding Partitions - Deluxe	2017	87,694
D5030-Communications and Security	Fire Alarm System - Average Density	2012	562,939
		2022	562,939
D5092-Emergency Light and Power Systems	Exit Signs - Low Density	2022	45,821
D3040-Distribution Systems	Exhaust - General	2022	364,928
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2022	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2022	29,456
C1010-Partitions	Demountable Fabric Partitions	2022	292,375
D3060-Controls and Instrumentation	DDC System	2022	569,485
D3030-Cooling Generating Systems	Cooling Tower	2022	189,828
D5030-Communications and Security	Clock System - Average Building	2012	577,667
		2022	577,667
C3020-Floor Finishes	Carpeting 3 - Average	2012	406,250
		2022	406,250
B30-Roofing	BUR (Built up Roofing)	2022	239,904
C3030-Ceiling Finishes	ACT System - Deluxe	2022	796,951

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: UNIVERSITY BLDG.
Asset Number: 0101

STATISTICS

FCI Requirements Cost:	0	FCI:	0.10
Current Replacement Value	5,327,273	Address 1	-
Size	24,472 SF	Address 2	-
Year Constructed	1874	City	Richmond
Year Renovated	1996	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Sherman, Carter, Barnhart Architects
Ownership	Client Owned	Historical Category	Eligible
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Education/Support
1-YR Building Condition Code	2. Remodeling A	2006 Space Study?	NO
5-YR Building Condition Code	2. Remodeling A	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The University Building, Building 0101, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The building is an integral part of the university library complex. The four [4] story building was originally constructed in approximately 1874 and comprehensively renovated in 1996. The building contains approximately 24,472 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Assembly, Group A-3 and the construction type would be classified as Type 1B, Sprinklered.

USES: The building houses university library functions, classrooms and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 16' - Full Basement	30,277
A-Substructure	Structural Slab on Grade - Non Industrial	38,764
B10-Superstructure	Multi Floor Superstructure - High Cost	694,574
B2010-Exterior Walls	Brick Walls	232,839
B2010-Exterior Walls	Stone Veneer Walls - Deluxe	288,639
B2020-Exterior Windows	Aluminum Windows	184,726
B2030-Exterior Doors	Door Assembly 2 - High Cost	83,906
B30-Roofing	Gutters and Downspouts - Maximum	12,401
B30-Roofing	Metal Roofing - High End	129,946
C1010-Partitions	GWB Partitions on Furring	22,591
C1010-Partitions	GWB Walls - Standard	123,810
C1020-Interior Doors	Swinging Doors - Average	72,973
C1030-Fittings	Restroom Accessories - Average	24,965
C1030-Fittings	Toilet Partitions - Average	40,829
C20-Stairs	Stairs - High End	106,987
C3010-Wall Finishes	Ceramic Tiles - Average	7,571
C3010-Wall Finishes	Painted Finish - Average	93,075
C3020-Floor Finishes	Carpeting 2 - High Quality	132,202
C3020-Floor Finishes	Ceramic Tile - Average	22,577
C3020-Floor Finishes	VCT 4 - Average	49,274
C3030-Ceiling Finishes	ACT System - Standard	105,014
D10-Conveying	Hydraulic Freight/Passenger Elev. - Special	178,279
D20-Plumbing	Rain Water Drainage - Average	31,240
D20-Plumbing	Sanitary Waste System	34,828
D2010-Plumbing Fixtures	Drinking Fountains	4,375
D2010-Plumbing Fixtures	Restroom Fixtures	36,277
D2020-Domestic Water Distribution	Domestic Water Dist Complete	29,126
D3040-Distribution Systems	Exhaust - General Building	22,167
D3040-Distribution Systems	Heat Generation - Central Steam Supply	35,863
D3040-Distribution Systems	VAV with Central AHU	293,645
D3060-Controls and Instrumentation	HVAC Controls	39,964
D40-Fire Protection	Wet Sprinkler System wo/Pump	93,922
D5010-Electrical Service and Distribution	Distribution System - Light Duty	100,648

All costs in USD.

System	System Name	Cost
D5010-Electrical Service and Distribution	Feeder for Average Service	32,512
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	69,513
D5030-Communications and Security	Clock System - Average Building	86,428
D5030-Communications and Security	Fire Alarm System - Light Density	61,912
D5030-Communications and Security	LAN System - Economy	48,631
D5030-Communications and Security	Security System - Average	47,492
D5030-Communications and Security	Telephone System - Average Density	52,860
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	13,537
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	11,521
E-Equipment and Furnishings	School Equipment - High End	275,222
Subtotal		4,097,902

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	1,024,476
Site Remediation (+ 5%)	204,895
Subtotal	1,229,371

Total Replacement Value 5,327,273

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	VCT 4 - Average	2014	61,570
D5030-Communications and Security	Telephone System - Average Density	2007	56,163
		2017	56,163
D5030-Communications and Security	Security System - Average	2007	59,345
		2017	59,345
E-Equipment and Furnishings	School Equipment - High End	2021	344,138
C1030-Fittings	Restroom Accessories - Average	2021	31,202
C3010-Wall Finishes	Painted Finish - Average	2011	115,805
		2021	115,805
D5020-Lighting and Branch Wiring	Lighting Fixtures - Light Density	2016	86,876
D5030-Communications and Security	LAN System - Economy	2007	51,743
		2022	51,743
D3060-Controls and Instrumentation	HVAC Controls	2018	49,862
B30-Roofing	Gutters and Downspouts - Maximum	2016	15,601
D5030-Communications and Security	Fire Alarm System - Light Density	2007	77,393
		2017	77,393
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	14,377
D3040-Distribution Systems	Exhaust - General Building	2021	25,053
D5092-Emergency Light and Power Systems	Emergency Battery Pack Lights	2007	16,825
		2017	16,825
D2010-Plumbing Fixtures	Drinking Fountains	2021	5,506
D5030-Communications and Security	Clock System - Average Building	2007	107,983
		2017	107,983
C3010-Wall Finishes	Ceramic Tiles - Average	2021	9,465
C3020-Floor Finishes	Ceramic Tile - Average	2021	28,224
C3020-Floor Finishes	Carpeting 2 - High Quality	2010	165,161
		2020	165,161
C3030-Ceiling Finishes	ACT System - Standard	2014	131,231

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: WALLACE BLDG.
Asset Number: 0118

STATISTICS

FCI Requirements Cost:	0	FCI:	0.40
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Current Replacement Value	26,805,352	Address 1	-
Size	123,761 SF	Address 2	-
Year Constructed	1971	City	Richmond
Year Renovated	-	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	Caruthers A. Coleman Architects
Ownership	Client Owned	Historical Category	None
Floors	4	Construction Type	IBC - Type 1B
Type	Building	Use	Education
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	YES
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Wallace Building, Building 0118, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. The four [4] story building was originally constructed in approximately 1971. The building contains approximately 123,761 square feet of space.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified as Business, Group B and the construction type would be classified as Type 1B, Unsprinklered.

USES: The building houses university classroom areas, faculty offices, two [2] lecture halls and support spaces.

All costs in USD.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings 12' - Full Basement	63,248
A-Substructure	Grade Beams - Average	438,171
A-Substructure	Structural Slab on Grade - Non Industrial	196,037
B10-Superstructure	Multi Floor Superstructure - High Cost	3,512,634
B10-Superstructure	Single Story Superstructure - Average	206,784
B2010-Exterior Walls	Brick Walls	654,597
B2010-Exterior Walls	Metal Paneled Walls - Economy	49,645
B2020-Exterior Windows	Aluminum Windows	870,564
B2030-Exterior Doors	Door Assembly 3 - High Size and Cost	315,065
B2030-Exterior Doors	Door Assembly 5 - Average	68,667
B30-Roofing	BUR (Built up Roofing)	226,785
C1010-Partitions	CMU Block Walls - Plain	1,119,078
C1010-Partitions	GWB Walls - Standard	25,332
C1010-Partitions	Windows/Storefront Partitions - Average	67,870
C1020-Interior Doors	Swinging Doors - Average	633,955
C1030-Fittings	Restroom Accessories - Average	126,256
C1030-Fittings	Toilet Partitions - Average	206,482
C20-Stairs	Stairs - Average	182,175
C3010-Wall Finishes	Ceramic Tiles - Average	107,763
C3010-Wall Finishes	Painted Finish - Average	360,780
C3020-Floor Finishes	Carpeting 3 - Average	189,857
C3020-Floor Finishes	Ceramic Tile - Average	171,629
C3020-Floor Finishes	VCT 4 - Average	419,304
C3030-Ceiling Finishes	ACT System - Standard	358,483
C3030-Ceiling Finishes	Painted Plaster	779,040
D10-Conveying	Traction Geared Passenger Elev. - Low Rise	172,487
D20-Plumbing	Rain Water Drainage	157,991
D20-Plumbing	Sanitary Waste System	429,922
D2010-Plumbing Fixtures	Drinking Fountains	22,123
D2010-Plumbing Fixtures	Restroom Fixtures	401,557
D2020-Domestic Water Distribution	Domestic Water Distribution	243,684
D2020-Domestic Water Distribution	Water Heater - Electric	70,729
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	92,010

All costs in USD.

System	System Name	Cost
D3030-Cooling Generating Systems	Chiller - Centrifugal	240,595
D3030-Cooling Generating Systems	Chiller - Centrifugal	240,595
D3030-Cooling Generating Systems	Cooling Tower	143,939
D3040-Distribution Systems	Air Constant Volume System	1,087,195
D3040-Distribution Systems	Exhaust - General Building	112,102
D3040-Distribution Systems	Heat Generation - Central Steam Supply	72,547
D3060-Controls and Instrumentation	DDC System	430,895
D40-Fire Protection	Fire Extinguishers	4,044
D5010-Electrical Service and Distribution	Distribution - Average Capacity	810,034
D5010-Electrical Service and Distribution	Feeder for Average Service	164,421
D5010-Electrical Service and Distribution	Switchgear - Average Duty	52,302
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	430,111
D5030-Communications and Security	Clock System - Average Building	437,088
D5030-Communications and Security	Fire Alarm System - Average Density	425,981
D5030-Communications and Security	LAN System - Medium	366,234
D5030-Communications and Security	Public Address System - Average	175,218
D5030-Communications and Security	Security System - Light Density	112,204
D5030-Communications and Security	Telephone System - Average Density	267,324
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	49,508
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	58,266
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	794,737
E-Equipment and Furnishings	School Equipment - Average	898,208
E-Equipment and Furnishings	Theater And Stage Equip - Economy	305,251
Subtotal		20,619,503

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	5,154,875
Site Remediation (+ 5%)	1,030,975
Subtotal	6,185,850

Total Replacement Value 26,805,353

All costs in USD.

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C1010-Partitions	Windows/Storefront Partitions - Average	2021	84,838
D2020-Domestic Water Distribution	Water Heater - Electric	2021	88,180
C3020-Floor Finishes	VCT 4 - Average	2007	523,938
		2022	523,938
D10-Conveying	Traction Geared Passenger Elev. - Low Rise	2007	53,902
C1030-Fittings	Toilet Partitions - Average	2011	258,351
E-Equipment and Furnishings	Theater And Stage Equip - Economy	2007	381,575
D5030-Communications and Security	Telephone System - Average Density	2007	284,031
		2017	284,031
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	64,975
C1020-Interior Doors	Swinging Doors - Average	2016	515,088
D5030-Communications and Security	Security System - Light Density	2007	140,778
		2017	140,778
E-Equipment and Furnishings	School Equipment - Average	2007	1,123,131
D20-Plumbing	Sanitary Waste System	2021	483,132
D2010-Plumbing Fixtures	Restroom Fixtures	2007	501,232
C1030-Fittings	Restroom Accessories - Average	2007	157,795
D20-Plumbing	Rain Water Drainage	2021	178,216
D5030-Communications and Security	Public Address System - Average	2007	219,676
		2022	219,676
C3030-Ceiling Finishes	Painted Plaster	2007	486,875
C3010-Wall Finishes	Painted Finish - Average	2007	448,888
		2017	448,888
D5020-Lighting and Branch Wiring	Lighting Fixtures - Average Density	2007	538,360
D5030-Communications and Security	LAN System - Medium	2007	389,228
		2022	389,228
D3040-Distribution Systems	Heat Generation - Central Steam Supply	2007	91,274
E-Equipment and Furnishings	Fixed Theater Seating - Deluxe	2007	496,699
D40-Fire Protection	Fire Extinguishers	2020	4,641
D5030-Communications and Security	Fire Alarm System - Average Density	2007	532,172
		2017	532,172
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	72,710

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
		2017	72,710
D3040-Distribution Systems	Exhaust - General Building	2007	126,700
D5092-Emergency Light and Power Systems	Emergency Generator - Small 100KW	2007	61,885
D2010-Plumbing Fixtures	Drinking Fountains	2007	27,846
B2030-Exterior Doors	Door Assembly 5 - Average	2007	85,833
D2020-Domestic Water Distribution	Domestic Water Distribution	2007	274,285
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	1,013,293
D3060-Controls and Instrumentation	DDC System	2007	538,360
D3030-Cooling Generating Systems	Cooling Tower	2017	179,453
C1010-Partitions	CMU Block Walls - Plain	2021	699,189
D5030-Communications and Security	Clock System - Average Building	2007	546,095
		2017	546,095
D3030-Cooling Generating Systems	Chiller - Centrifugal	2007	300,120
C3010-Wall Finishes	Ceramic Tiles - Average	2007	134,719
C3020-Floor Finishes	Ceramic Tile - Average	2007	214,560
C3020-Floor Finishes	Carpeting 3 - Average	2007	237,315
		2017	237,315
B30-Roofing	BUR (Built up Roofing)	2016	283,490
D3020-Heat Generating Systems	Boiler Steam - Gas Fired	2007	114,479
D3040-Distribution Systems	Air Constant Volume System	2007	1,222,449
C3030-Ceiling Finishes	ACT System - Standard	2007	447,978
		2022	447,978

All costs in USD.

Institution: Eastern Kentucky University
Campus: Eastern Kentucky University 1

Asset Name: WEAVER
Asset Number: 0105

STATISTICS

FCI Requirements Cost:	0	FCI:	0.37
Current Replacement Value	13,199,650	Address 1	-
Size	62,094 SF	Address 2	-
Year Constructed	1930	City	Richmond
Year Renovated	1976	State/Province/Region	Kentucky
Commission Date	-	Zip/Postal Code	40475
Decommission Date	-	Architect	S.K. Weber
Ownership	Client Owned	Historical Category	Eligible
Floors	3	Construction Type	IBC - Type 2B
Type	Building	Use	Recreation and Sport
1-YR Building Condition Code	3. Remodeling B	2006 Space Study?	NO
5-YR Building Condition Code	3. Remodeling B	Fit For Continued Use Cost	-
Fit For Continued Use Cost per SF	-		

PHOTO



Exterior View: Main Elevation

ASSET DESCRIPTION

GENERAL: The Weaver Building, building #0105, is located on the campus of Eastern Kentucky University, Richmond, KY 40475. Named for Charles F. Weaver who served on Eastern's Board of Regents from 1920 to 1932. The building houses a large gymnasium, now used for intramural sports, a swimming pool in the basement (installed after the building was finished), dance studios, the Faculty Fitness and Wellness Center, locker rooms, support spaces, and offices of the African-American Studies Program and the Department of Physical Education.

Built in 1930, Weaver was nearly doubled in size by a 1948 addition. The present 62,000 square foot, three story building appears to be type 2B construction, with unprotected steel framing, a metal roof deck, cast-in-place concrete slab floors, CMU partitions, clay partitions, and exterior walls of brick. The windows throughout are painted steel, single glazed, and the roof is modified bitumen with a granular topcoat. There is no elevator.

All costs in USD.

Interior finishes are typically painted plaster, painted or glazed CMU walls; painted concrete or metal deck ceilings, some acoustical tile ceilings; and VCT, carpet, wood, and ceramic floors.

OCCUPANCY AND CONSTRUCTION TYPE: Per the International Building Code, the occupancy would be classified Assembly, Group A. The construction type would be classified as IBC Type 2B, based on field observations.

USES: The building houses the gymnasium, swimming pool, exercise rooms, dance studios, locker rooms, faculty and administration offices, and support spaces.

REPLACEMENT VALUE

System	System Name	Cost
A-Substructure	Foundation Wall and Footings	964,127
A-Substructure	Structural Slab on Grade	131,143
B10-Superstructure	Multi Floor Superstructure	1,762,377
B2010-Exterior Walls	Brick Walls	497,520
B2010-Exterior Walls	Concrete Walls	178,243
B2020-Exterior Windows	Steel Windows	219,931
B2030-Exterior Doors	Door Assembly	194,556
B30-Roofing	Modified Bitumen Roofing	58,638
B30-Roofing	Modified Bitumen Roofing	95,287
C1010-Partitions	Brick Walls	65,801
C1010-Partitions	CMU Block Walls	142,848
C1010-Partitions	CMU Walls - Glazed 1 Side	379,800
C1010-Partitions	Plaster Walls	129,960
C1020-Interior Doors	Swinging Doors	228,041
C1030-Fittings	Restroom Accessories	63,346
C1030-Fittings	Toilet Partitions	103,597
C20-Stairs	Stairs	109,305
C3010-Wall Finishes	Ceramic Tiles	25,237
C3010-Wall Finishes	Painted Finish	77,760
C3020-Floor Finishes	Carpeting	83,146
C3020-Floor Finishes	Ceramic Tile	74,872
C3020-Floor Finishes	Terrazzo	175,334
C3020-Floor Finishes	VCT	51,894
C3020-Floor Finishes	Wood Flooring	326,477
C3030-Ceiling Finishes	ACT System	27,893
C3030-Ceiling Finishes	Metal Panel	72,446
D20-Plumbing	Rain Water Drainage - Average	79,268
D20-Plumbing	Sanitary Waste System - Low End	88,370
D2010-Plumbing Fixtures	Drinking Fountains	11,100
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	92,046
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	122,262
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	286,120
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	362,446
D3040-Distribution Systems	Air VAV with Central AHU	745,080

All costs in USD.

System	System Name	Cost
D3040-Distribution Systems	Exhaust - General Building	56,244
D3040-Distribution Systems	Exhaust - Restroom	138,765
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	271,016
D5010-Electrical Service and Distribution	Distribution - Average Capacity	406,415
D5010-Electrical Service and Distribution	Feeder for Moderate Service	419,948
D5010-Electrical Service and Distribution	Switchgear - Average Duty	26,241
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	215,798
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	215,798
D5030-Communications and Security	Fire Alarm System - Average Density	213,725
D5030-Communications and Security	Telephone System - Average Density	134,123
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	29,234
Subtotal		10,153,578

Overhead Cost

Description	Cost
Equipment and Furnishings (+ 25%)	2,538,394
Site Remediation (+ 5%)	507,679
Subtotal	3,046,073

Total Replacement Value 13,199,651

RENEWAL EVENTS

Renewal costs include 0% inflation rate

System	System Name	Renewal FY	Renewal Cost
C3020-Floor Finishes	Wood Flooring	2016	408,000
C3020-Floor Finishes	VCT	2007	64,844
		2022	64,844
C1030-Fittings	Toilet Partitions	2011	129,621
C3020-Floor Finishes	Terrazzo	2016	219,125
D5030-Communications and Security	Telephone System - Average Density	2007	142,506
		2017	142,506
D5010-Electrical Service and Distribution	Switchgear - Average Duty	2007	32,599
C1020-Interior Doors	Swinging Doors	2009	185,283
A-Substructure	Structural Slab on Grade	2008	8,202
B2020-Exterior Windows	Steel Windows	2007	274,913
C20-Stairs	Stairs	2017	40,989
D20-Plumbing	Sanitary Waste System - Low End	2007	99,195
D2010-Plumbing Fixtures	Restroom Fixtures 7 - Standard Density	2007	114,874
C1030-Fittings	Restroom Accessories	2016	79,170
D20-Plumbing	Rain Water Drainage - Average	2007	89,415
C1010-Partitions	Plaster Walls	2016	81,250
C3010-Wall Finishes	Painted Finish	2011	96,750
B10-Superstructure	Multi Floor Superstructure	2016	176,223
B30-Roofing	Modified Bitumen Roofing	2013	119,113
C3030-Ceiling Finishes	Metal Panel	2007	90,594
D5020-Lighting and Branch Wiring	Lighting Fixtures - 2005 Average Density	2007	270,109
D3060-Controls and Instrumentation	HVAC Pneumatic Controls - Average	2007	304,571
A-Substructure	Foundation Wall and Footings	2016	60,257
D5030-Communications and Security	Fire Alarm System - Average Density	2007	267,004
		2022	267,004
D5092-Emergency Light and Power Systems	Exit Signs - Average Density	2007	36,480
		2017	36,480
D3040-Distribution Systems	Exhaust - Restroom	2007	173,087
D3040-Distribution Systems	Exhaust - General Building	2007	63,569
D2010-Plumbing Fixtures	Drinking Fountains	2007	13,971
B2030-Exterior Doors	Door Assembly	2009	243,194
D2020-Domestic Water Distribution	Domestic Water Dist Complete - Average	2007	137,616

All costs in USD.

System	System Name	Renewal FY	Renewal Cost
D5010-Electrical Service and Distribution	Distribution - Average Capacity	2007	508,395
B2010-Exterior Walls	Concrete Walls	2009	35,652
D3030-Cooling Generating Systems	Chiller Reciprocating and Cooling Tower	2007	453,286
C3010-Wall Finishes	Ceramic Tiles	2016	31,550
C3020-Floor Finishes	Ceramic Tile	2021	93,600
C3020-Floor Finishes	Carpeting	2009	103,875
		2019	103,875
D5020-Lighting and Branch Wiring	Branch Wiring - Average Density	2007	270,109
D3020-Heat Generating Systems	Boiler HW - Gas Fired - Economy	2007	357,817
D3040-Distribution Systems	Air VAV with Central AHU	2007	931,410
C3030-Ceiling Finishes	ACT System	2011	34,856